



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE June 3, 2005 LOCAL EFFECTIVE DATE June 17, 2005 APPROX FINAL EFFECTIVE DATE July 8, 2005	CONTACT/PHONE Steven McMasters (805)781-5096	APPLICANT Karen Wikler	FILE NO. DRC2003-00095
SUBJECT Request by Karen Wikler for a Minor Use Permit/Coastal Development Permit to allow a single family residence, driveway and a bridge over Santa Rosa Creek. The project will result in the disturbance of approximately 81,000 square feet of a 79 acre parcel including off-site improvements. The proposed project is within the Agriculture land use category and is located on the south side of Santa Rosa Creek Road, approximately .5 miles east of Ferrasci Road, east of the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit DRC2003-00095 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 14, 2005 for this project. Mitigation measures are proposed to address for aesthetics, biological resources, cultural resources, geology & soils, public services and are included as conditions of approval			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Flood Hazard, Streams & Riparian Vegetation, Local Coastal Plan/Program, Geologic Study	ASSESSOR PARCEL NUMBER 013-161-003	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: North Coast Rural Area Standard-Site Selection <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Non-Agricultural uses in the Agriculture Land Use Category; Setbacks; Heights; Grading Permit; Sedimentation & Erosion Control Plan; Drainage Plan; Archaeologically Sensitive Area; Local Coastal Plan; Sensitive Resource Area; Environmentally Sensitive Habitats; Streams & Riparian Vegetation <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Crop production, undeveloped	
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture; PG& E substation East: Agriculture; agricultural uses South: Agriculture; agricultural uses West: Agriculture; agricultural uses, scattered res.	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Ag Commissioner, CDF, Department of Fish and Game, California Coastal Commission, and the Regional Water Quality Control Board	
TOPOGRAPHY: Nearly level to moderately sloping	VEGETATION: Grassland, riparian, crops
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF/County Fire	ACCEPTANCE DATE: November 29, 2004

DISCUSSION

PROJECT HISTORY

The project site has had a long history of agricultural use. The 79 acre subject parcel is located on the south side of Santa Rosa Creek and contains approximately 12 acres of level prime agricultural land adjacent to the creek. Historically, the property has been accessed by an unimproved dirt access road that crosses the creek resulting in farm vehicles driving directly on the creekbed. The remainder non-prime portions of the property includes moderately to steeply sloping hillsides leading up to a gently sloping ridgetop.

At the time of a site visit in January 2004, an old house structure was still recognizable near the creek crossing but was in near collapse condition and lacked a roof, with little left of the walls. The structure has since collapsed and the debris has been removed.

The applicant is currently actively organically farming the prime soil areas and has indicated plans to start a community supported agriculture (CSA)/farm share program based at the site.

The applicant is proposing to construct a bridge over Santa Rosa Creek to replace the current "dirt" at grade creek crossing. The bridge would be used by vehicles associated with the current agricultural uses as well as provide access to a proposed single family residence. The residence is located at the southern end of the property, near the ridgetop, away from the prime soil active agricultural area.

PLANNING AREA STANDARDS:

North Coast Rural Area Standard, Areawide 6, Site Selection - this standard requires new development to be sited to minimize visibility from Highway 1. The site selection criteria includes: using existing topography to shield development from Highway 1, avoiding steep slopes, keeping development below ridgelines and directing development to the east side of the highway versus the west (when ownership is on both sides). The project area is a 79 acre parcel that straddles the ridge between Santa Rosa Creek and Perry Creek. Portions of the property are visible from Highway 1 though the property is approximately 1-2 miles from the visible portion of Highway 1. The house location on the gently sloping southern side of the ridge was chosen to take advantage of topography and adjacent hills and ridges and is sited in a location that is not visible from Highway 1. *The project is consistent with the site selection standard because it will not "break" the ridgeline views, it is located on the east side of the*

highway, it is located on gently to nearly level topography, and uses existing topography to screen the development from Highway 1.

LAND USE ORDINANCE STANDARDS:

Non-Agricultural uses in the Agriculture Land Use Category – Per County Coastal Zone Land Use Ordinance (CZLUO) Section 23.04.050, a single family residence is allowed located on non-prime soils. The proposed residence site is located on a ridge and avoids prime soils. In addition, the proposed driveway generally follows an existing agricultural road and also avoids prime soils.

Setbacks – The project meets the required setbacks of: Front – 25 ft, Side – 30 ft, Rear – 30 ft.

Heights – The project meets the height limit of 35 feet from average natural grade.

Grading Permit - A grading permit is required per CZLUO Section 23.05.025.

Sedimentation & Erosion Control Plan - A sedimentation and erosion control plan shall be prepared per CZLUO Section 23.05.036 and incorporated into the project to minimize sedimentation and erosion.

Drainage Plan - Per the requirements of CZLUO Section 23.05.042 an engineered drainage plan is required. The project has been conditioned to provide a drainage plan for the review and approval of the Public Works Department.

Site Access & Driveway Requirements - Per the requirements of CZLUO Section 23.05.104, the project driveway will be required to be 16 feet in width due to the fact that it is in excess of 200 feet in length, with a possible turnaround at the site of the structure. In addition, the driveway has sections of up to 16 % grade which requires non-skid surface.

Local Coastal Plan - The project is within the California Coastal Zone and the appropriate sections of the county's LCP have been applied.

Flood Hazard - No structures are proposed within the Flood Hazard area associated with Santa Rosa Creek, however, the bridge over the creek will be within this designation. The bridge will be designed to accommodate a flood event acceptable to Public Works and will not restrict the Floodway.

Geologic Study Area – A Geologic Evaluation (GeoSolutions; 2004) was prepared for the property that identified a landslide on the property. The landslide is located in the western half of the property, away from the proposed bridge, driveway and residence.

Sensitive Resource Area/Environmentally Sensitive Habitats (ESHA)/Streams & Riparian Vegetation - These Combining Designations are all associated with and apply to Santa Rosa Creek. The subject property is an 79 acre parcel located south of Santa Rosa Creek, with the creek running along the northern property line. The property does not front on any public road and accesses Santa Rosa Creek Road via an easement that crosses Santa Rosa Creek.

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The project site is currently accessed for farming operations by driving directly across the streambed (near the easement location). While this has been the traditional practice for many years (there is evidence of a long history of farming at the site), vehicles driving across the streambed and bank will likely have a deleterious effect on aquatic species, especially steelhead trout. The primary impact resulting from this activity being the release of sediment downstream as a result of disturbing the streambed. The construction of a bridge crossing at this location will eliminate this current situation and provide access to the proposed residence.

The construction of a bridge and the access road will however result in the disturbance of approximately 0.3 acres of riparian habitat area. This could result in the impact or loss of several associated riparian or aquatic species including: steelhead trout, California re-legged frog, Coast range newt, southwestern pond turtle, two-striped garter snake. Mature trees proposed for removal with the bridge include 17 willows, 2 cottonwoods and a California bay laurel. Construction may also impact several other trees. The removal of the mature trees as well as construction disturbance may impact nesting birds if construction occurs during nesting season (spring, early-mid summer).

The proposed bridge will cross Santa Rosa Creek and result in removal of riparian vegetation, but no other development is proposed within the setbacks required by the CZLUO. The CZLUO has strict requirements regarding new development within an ESHA and limits the type of development and the circumstances that would allow development in or near an ESHA.

23.07.170 (d) requires that:

"...Construction of new, improved, or expanded roads, bridges and other crossings will only be allowed within required setbacks after an alternatives analysis has been completed. The alternatives analysis shall examine at least two other feasible locations with the goal of locating the least environmentally damaging alternative. The bridge or road may be allowed in the proposed location when accompanied by all feasible mitigation measures to avoid and/or minimize adverse environmental effects, only when the alternatives analysis concludes that a feasible and less-environmentally damaging alternative does not exist. If however, the alternatives analysis concludes that a feasible and less-environmentally damaging alternative does exist, that alternative shall be used ..."

Because the entire property is on the south side of Santa Rosa Creek, crossing the creek is a necessity.

Several alternatives to the proposed project were explored (see attached exhibits). They include: **Alternative 1:** The applicant explored the option of acquiring an easement or use agreement from the neighboring property to the west where an existing culverted crossing of Santa Rosa Creek exists. The neighboring property owner was not agreeable to an access easement and a driveway would have needed to be constructed from the adjacent property to the building site. This would have raised potential impacts to prime agricultural soils or slope stability (if the driveway had been proposed on the slope away from the prime soils). No other existing crossings are in the immediate area.

Alternative 2: The proposed bridge alignment connects an existing access road (along an access easement) on the north side of the Creek, to a new landing site on the south side. The majority of the impacts to riparian vegetation would occur on the south side landing. Other

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landing points were evaluated, however, the proposed bridge alignment provides for the shortest span (the north and south landings directly opposite) with no supports proposed within the creekbed itself. The existing access road alignment crosses the creek at an angle to the east (from north to south). While there would still be impacts to riparian vegetation on the south side of Santa Rosa Creek (due to a landing and widening the existing road), a bridge at this location would result in less riparian vegetation removal. A bridge in this location however would present additional impacts in that the resulting bridge would have a substantially longer span. This would require additional middle supports that would need to be placed in the creekbed resulting in additional impacts to the aquatic environment. In addition, a portion of the alignment is on an adjacent property, outside of the access easement area. Other "angled" alignments would result in similar issues regarding lengthening the span and the need for in stream footings as well as result in disturbance of existing riparian, and would result in greater biological impacts than the proposed project.

As provided by this section, mitigation measures have been included due reduce the impacts related to construction. These measures include: limiting time to initiate creek area construction activities to low flow periods and outside of bird nesting season, pre-construction surveys to avoid impacting sensitive wildlife species, limiting work areas to minimize disturbance, provide for sedimentation and erosion control measures, and restore and/or enhance riparian areas equivalent to twice (2:1) the area disturbed (approximately 0.6 acres). Revegetation and enhancement areas could include the existing access road/crossing on the south side of the creek, and a weed dominated location on the north side of the creek that had been farmed unsuccessfully in the past.

CZLUO section 23.07.174 (*Streams and riparian vegetation*) also applies to this project.

23.07.174(e) provides:

- a. *Alteration of Riparian Vegetation. Cutting or alteration of natural vegetation that protects a riparian habitat shall not be permitted except:*
 1. *For streambed alterations allowed by subsections (a) and (b) above;*
 2. *Where an issue of public safety exists;*
 3. *Where expanding vegetation is encroaching on established agricultural uses;*
 4. *Minor public works projects, including but not limited to utility lines, pipelines, **driveways and roads, where the planning director determines no feasible alternative exists;***
 5. *To increase agricultural acreage; provided, that such vegetation clearance will:*
 - (i) *Not impair the functional capacity of the habitat,*
 - (ii) *Not cause significant streambank erosion,*
 - (iii) *Not have a detrimental effect on water quality or quantity,*
 - (iv) *Be in accordance with applicable permits required by the Department of Fish and Game;*
 6. ***To locate a principally permitted use on an existing lot of record where no feasible alternative exists and the findings of Section 23.07.174d(2) of this section can be made.***

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As described above, there is no feasible (or legal) alternative to gain access the property. Due to the location, crossing Santa Rosa Creek is required. The project meets the provisions of this section of the ordinance in order to provide access to two principally permitted uses (crop production and a primary residence). While crop production is currently occurring on the property, there are times that the property is inaccessible due to high water and the current access situation is resulting in potential sedimentation and impacts to aquatic resources. Crop production will continue, and likely will intensify, with the construction of the proposed bridge.

The project as proposed and conditioned meets the requirements of CZLUO 23.07.170 and 174.

COASTAL PLAN POLICIES:

Shoreline Access: ☒ N/A Policy No(s):
Recreation and Visitor Serving: ☒ N/A Policy No(s):
Energy and Industrial Development: ☒ N/A Policy No(s):
Commercial Fishing, Recreational Boating and Port Facilities: ☒ N/A Policy No(s):
Environmentally Sensitive Habitats: N/A ☒ Policy No(s): 1, 2, 3, 20, 21, 22, 26, 28
Agriculture: N/A ☒ Policy No(s): 1, 3, 4
Public Works: ☒ N/A Policy No(s):
Coastal Watersheds: N/A ☒ Policy No(s): 8, 9, 10
Visual and Scenic Resources: N/A ☒ Policy No(s): 1, 2, 4
Hazards: N/A ☒ Policy No(s): 1, 2, 3
Archeology: N/A ☒ Policy No(s): 4
Air Quality: ☒ N/A Policy No(s):

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION:

Environmentally Sensitive Habitats Policy 1 requires new development within or adjacent (within 100 feet) to a designated ESHA shall not disrupt the resource. The proposed project is partially inconsistent with this policy since it allows disturbance of riparian habitat. However, this policy is implemented through the provisions of the CZLUO, and as discussed above, the CZLUO allows removal of riparian vegetation under certain conditions and with specific findings. *Policy 2* requires a permit for development adjacent to an ESHA. *Policy 3* recommends habitat restoration which has been required as a condition for this project. *Policies 20 and 21* protect the hydrologic and ecologic functions of coastal streams and development in or adjacent to streams or riparian be sited to minimize impacts. *Policy 22* requires Fish & Game review for streambed alterations. Fish & Game has reviewed the project and concluded that a streambed alteration permit is necessary. *Policies 26 and 28* limits uses in and adjacent to the ESHA and establishing buffer areas around riparian areas. These policies are implemented through Section 23.07.160 - 174 of the CZLUO (see discussion above).

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Agriculture Policies 1, 3 and 4 limits non-agricultural uses on prime agricultural lands. This policy is implemented through CZLUO Section 23.04.050.

Coastal Watersheds Policies 8, 9 and 10 all speak to protecting coastal watersheds by limiting avoiding rainy season construction, considering site drainage in the site design and assuring sedimentation and erosion control during and after construction. The project has been sited to avoid construction during the rainy season (if possible), and drainage and erosion control have been considered in the design. In addition, conditions have been proposed to assure the County that appropriate sedimentation and erosion control measure will be in place.

Visual & Scenic Resources Policies 1, 2 and 4 encourage protection of scenic views, especially in rural areas, and encourages new development to be site outside of important view corridors. These polices are implemented through the *North Coast Rural Area Standard-Site Selection* . The project is consistent with these policies since the new development is sited outside the views of Highway 1.

Hazards Policies 1, 2 and 3 require review and siting of new development in areas of natural hazards to minimize risks to human life and property. The project site includes geologic review requirements and flood hazard designation. The proposed development avoids areas of landslides and the proposed residence is outside the flood hazard area. This policy is implemented through CZLUO Sections 23.07.080 and 23.07.060.

Archaeology Policy 4 requires surveys within designated sensitive areas. The project site is not within a designated sensitive area, but due to its proximity to Santa Rosa Creek, an archaeological survey was required. No defined archaeological site was identified but monitoring was recommended in an area of heavy vegetation due to poor visibility.

COMMUNITY ADVISORY GROUP COMMENTS: None

AGENCY REVIEW:

Public Works- recommended sedimentation and erosion control plan

Environmental Health - none

Ag Commissioner- do not store or stockpile materials in prime soil area

County Parks - none

CDF – Fire Safety Plan; water storage; turn around

ALUC – N/A

APCD - none

Department of Fish and Game – Stream Bed Alteration Permit Required, project should provide for riparian restoration, easement to protect rare plan (instead or replanting).

Cal Trans – N/A

California Coastal Commission - none

LEGAL LOT STATUS:

The lot was legally created by certificate at a time when that was a legal method of creating lots.

Staff report prepared by Steven McMasters and reviewed by Matt Janssen

EXHIBIT A - FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 14, 2005 for this project. Mitigation measures are proposed to address for aesthetics, biological resources, cultural resources, geology & soils, public services and are included as conditions of approval

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a bridge is necessary to access the property and will enhance the agricultural use of the property, and a single family residence is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies/does not satisfy all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed bridge and single family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because there are other creek crossings and residences in the area. The proposed creek crossing will have less impacts to the creek than other in the area.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Santa Rosa Creek Road, a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

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Sensitive Resource Area

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because the proposed bridge will span the creek eliminating the current deleterious situation, and the associated removal of riparian vegetation shall be offset by replanting and enhancement.
- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the proposed bridge is crossing using the shortest span possible, reducing the need for installing a bridge support within the creekbed.
- J. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because the bridge and access road are the minimum dimensions necessary to meet access requirements and the residence is sited away from the creek area and riparian.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project has been conditioned to limit site disturbance and to include sedimentation and erosion control measures.
- L. The removal of riparian vegetation has considered the specifics of the site including the alternative creek crossing opportunities, distribution of the habitat, bridge design issues, previous disturbance of the habitat, erosion potential, and the ability to restore portions of the site to habitat.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

- 1) This approval authorizes:
 - a) construction of a single family residence, driveway, and a bridge over Santa Rosa Creek (with approximate dimensions of 70 feet long and 16 feet wide with no center support). The project will result in the disturbance of approximately 81,000 square feet of a 79 acre parcel including off-site improvements.
 - b) maximum height is 35 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

- 2) Plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

Aesthetics

- 3) The applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County, or go to internet website on topic such as: <http://www.it.lut.fi/ip/research/color/demonstration/demonstration.html>).
- 4) The applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth..
- 5) The applicant shall submit landscape plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance and shall provide vegetation that will adequately screen the new development, including driveways, access roads, outbuildings,

water tanks, etc., when viewed from Santa Rosa Creek Road. The landscape plan shall utilize only plant material consistent with Section 23.04.184 of the San Luis Obispo County Land use Ordinance.

- 6) The applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

- 7) All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated **date of letter**.

Services (for on-site water and septic)

- 8) The applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
- 9) The applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Air Quality

- 10) The following measures shall be shown on applicable grading or construction plans, and shall be implemented through the life of the project:
 - a) Reduce the amount of the disturbed area where possible;
 - b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - c) All dirt stock-pile areas should be sprayed daily as needed;
 - d) Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
 - e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
 - f) All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
 - h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - i) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

Biological Resources

- 11) The following measures shall be shown on construction plans and implemented:

- a) Herbaceous and small shrubby vegetation within the clearly demarcated project boundaries that would be disturbed by subsequent project activity shall be removed by hand prior to clearing and grading of the site by heavy equipment or other major construction activities.
- b) Fueling of construction equipment shall take place at least 100 feet away from Santa Rosa Creek and be conducted in such a manner so as to avoid fuel or other hazardous materials from reaching Santa Rosa Creek or the adjacent riparian habitat. All project-related spills of hazardous materials shall be cleaned up immediately.
- c) Work boundaries and equipment access routes shall clearly demarcated by flagging or other means to prevent workers or equipment from inadvertently straying from the work area. The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goals.
- d) Heavy equipment and other machinery shall be cleaned when necessary to reduce the risk of introducing any weedy species into the project area.
- e) No materials shall be deposited or stored within 50 feet of the Santa Rosa Creek channel.
- f) Crossings of Santa Rosa Creek by heavy equipment shall be minimized.

Conditions to be completed prior to issuance of a construction permit

Biological Resources

- 12) The applicant shall retain an environmental monitor, approved by the County for all biological mitigation measures and conditions to ensure compliance with County Conditions of Approval. The applicant shall obtain from a county-approved monitor a work scope for the review and approval of the County.
- 13) The applicant shall submit a Riparian Restoration Plan. The Plan shall re-establish or enhance riparian vegetation through replanting and/or exotic plant removal or control. The area of restoration planting shall not be less than a 1:1 area equivalent the area of riparian removal. An additional area of replanting (totaling 2:1) shall also be planted or an area twice the impacted area shall be enhanced through exotic plant removal and control (totaling 1:1 replanting; 2:1 exotic removal).
- 14) The applicant understands that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and Game, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers.
- 15) To minimize potential sedimentation within Santa Rosa Creek, a sedimentation and erosion control plan shall be prepared that minimizes project sediment from reaching the creek. At a minimum, straw wattles (or comparably effective devices [as determined by the Environmental Monitor]) shall be placed on the downslope sides of the proposed work which would direct flows into temporary sedimentation basins. This shall be checked and maintained regularly and after all larger storm events. All remedial work shall be done immediately after discovery so sedimentation control devices remain in good working order. A program shall be established which identifies how disturbed surface soils will be stabilized during and after construction (e.g. use of mulch, soil stabilizers, etc. that are compatible with riparian habitat/ sensitive species) to result in minimal erosion.

Cultural Resources

- 16) The applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

- a) List of personnel involved in the monitoring activities;
- b) Description of how the monitoring shall occur;
- c) Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- d) Description of what resources are expected to be encountered;
- e) Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
- f) Description of procedures for halting work on the site and notification procedures;
- g) Description of monitoring reporting procedures.

Fees

- 17) The applicant shall pay all applicable school and public facilities fees.

Conditions to be completed during project construction

Biological Resources

- 18) **Prior to any disturbance**, the monitor shall conduct a pre-disturbance survey to search the area for any nests or dens that may be impacted.
- 19) **Immediately prior to disturbance (same day)**, the monitor shall conduct a clearance survey to remove any individual species from the path of the disturbance. Any sensitive wildlife shall be protected and/or relocated from the construction area **before any work begins**. The monitor shall survey the project limits within the riparian area to identify sensitive species for protection or relocation. All such efforts shall include written documentation by the biologist and methods used to handle or protect species. **Prior to any work beginning**, the applicant understands that they are responsible for obtaining other state and/or federal permits that may be necessary for work being done within this riparian area. **Prior to final inspection**, all reports prepared by the biologist shall be submitted to the county for compliance verification
- 20) Work in or adjacent to Santa Rosa Creek will be confined to the period between August 1 and November 15 to minimize soil disturbance by rain and to prevent harm or injury to amphibian or fish species in Santa Rosa Creek. This action would also avoid impact to most nesting birds that are generally fledged by this time.
- 21) **Prior to the onset of earth-moving or vegetation-clearing activities**, an authorized biologist shall conduct one daytime and one nighttime California red-legged frog survey according to U.S. Fish and Wildlife Service protocol. The nighttime survey shall occur the evening preceding the beginning of construction activities. Survey methodology for the surveys shall conform to Service protocol except for the reduced number of surveys as required. The biologist shall also conduct one additional daytime survey of the Project site footprint on the morning construction begins.

Cultural Resources

- 22) **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Agricultural Resources

23) No stockpiles or equipment staging area shall be located within the areas of prime soils.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Biological Resources

24) Any disturbed areas shall be restored as soon as possible, **and prior to final inspection**. If the area is within close proximity of the riparian habitat, [as determined by the environmental monitor, ...within 50 feet,] a compatible native seed mix shall be used to revegetate the restored area (see following list). The same revegetation treatment shall apply for any areas to be left undisturbed for more than 30 days.

"RIPARIAN" SEED MIX

<u>Species</u>	<u># plants/ac</u>	<u>Source</u>
<i>Cornus stolonifera</i> (redtwig dogwood)	10	seeds, mostly cuttings
<i>Heteromeles arbutifolia</i> (toyon)	5	seeds, cuttings
<i>Lonicera involucrata</i> (honeysuckle)	10	seeds, mostly cuttings
<i>Mimulus guttatus</i> (common monkeyflower)	10	seeds, mostly cuttings
<i>Myrica californica</i> (Pacific wax myrtle)	5	seeds, mostly cuttings
<i>Platanus racemosa</i> (California sycamore)	10	seeds, mostly cuttings
<i>Populus trichocarpa</i> (black cottonwood)	10	seeds, mostly cuttings
<i>Pteridium aquilinum</i> (bracken fern)	10	cuttings
<i>Quercus agrifolia</i> (coast live oak)	5	seeds, cuttings
<i>Ribes menziesii</i> (canyon gooseberry)	6	seeds, mostly cuttings
<i>Rosa californica</i> (California rose)	6	seeds, cuttings
<i>Rubus ursinus</i> (California blackberry)	15	seeds, cuttings
<i>Salix lasiolepis</i> (arroyo willow)	20	mostly cuttings
<i>Salvia spathecea</i> (pitcher sage)	12	seeds
<i>Sambucus mexicana</i> (blue elderberry)	5	seeds, mostly cuttings

This seed mix is intended to provide general guidelines when revegetating within riparian habitat. Variations of the mix may be appropriate, as recommended by the County Planning and Building Department or county-approved qualified individual, where unique biological conditions exist or seed availabilities are limited. When ordering, local seed stock should be specified and used whenever available.

25) **Prior to occupancy or final inspection (whichever occurs first)**, the applicant provide an Open Space easement in a form approved by County Counsel over a portion of the property containing Cambria morninglory that will protect a population that is equivalent to at least twice the number impacted by the driveway construction (approximately 60 individuals to be protected). The area of the easement shall be approved by the Environmental Coordinator, and shall be supported by biological information documenting the Cambria morninglory population in that area and shall include sufficient area to provide for fluctuating distribution of the protected population.

Cultural Resources

26) **Upon completion of all monitoring activities**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Aesthetics

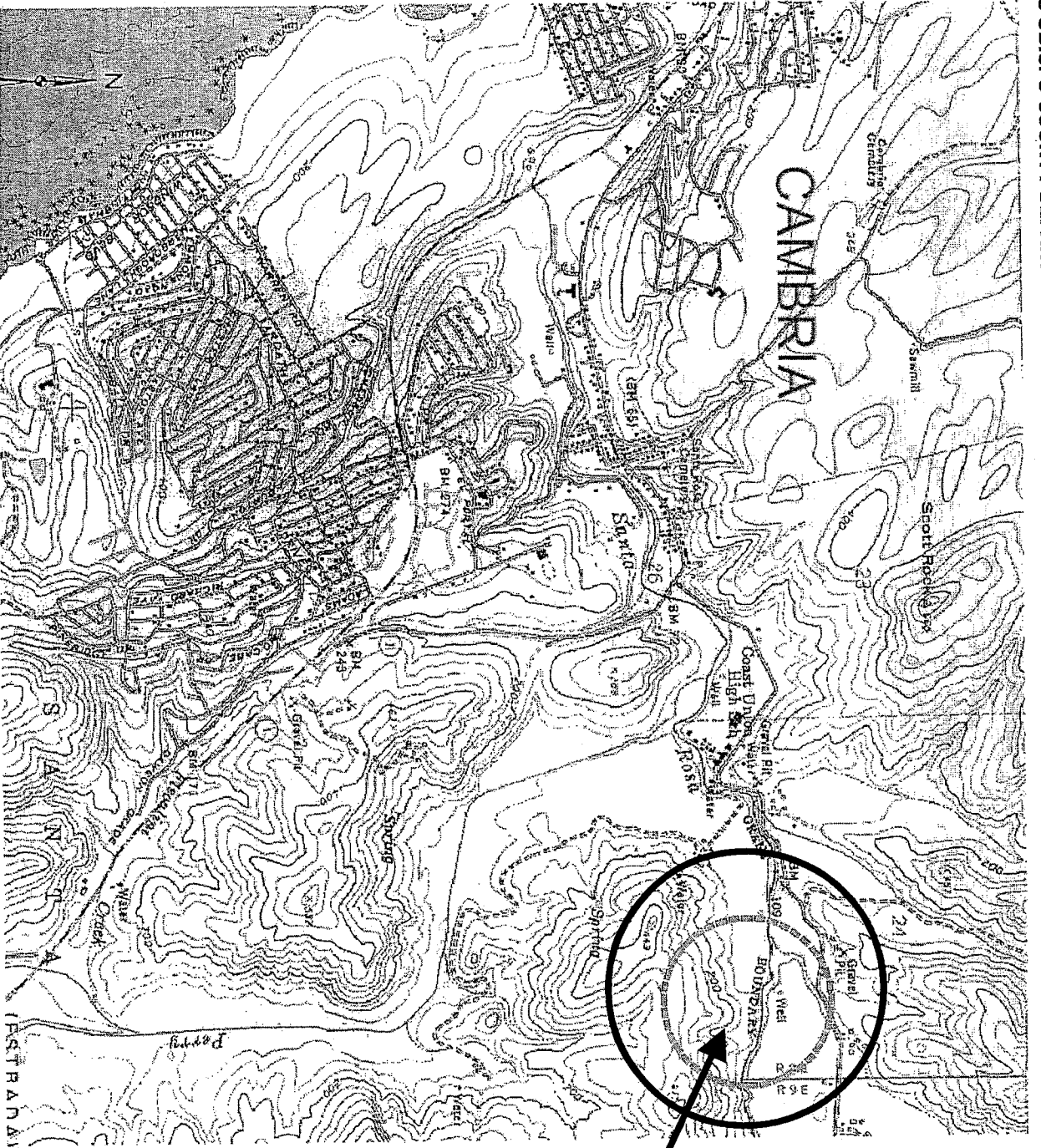
27) The applicant shall implement the approved landscaping plan. All landscaping shall be maintained in a viable condition in perpetuity.

28) The applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

- 29) The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

- 30) This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
- 31) All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.



SITE

PROJECT

Minor Use Permit
Wikler DRC2003-00095



EXHIBIT

Vicinity Map

SITE



Minor Use Permit

Wikler DRC2003-00095



Land Use Category Map

CONFORM TO APPLICABLE COUNTY ORDINANCES, CHAPTER 35
BUILDING CODE AND OTHER APPLICABLE CODES AND THE SOILS
DATED

[illegible][illegible]

THE FOLLOWING INFORMATION IS FOR THE PROTECTION OF ALL CONTRACTORS AND OTHER PERSONS DOING CONSTRUCTION WORK ON THE WORKING DISTRICTS AT THE TIME OF CONSTRUCTION OF THE COMBINATION'S DEFENSE.

THE CONTRACTOR SHALL OBTAIN AN ENDORSEMENT FEE FROM ANY LOCAL, STATE OR OTHER MUNICIPAL, RIGHTS-OF-WAY, OR OTHER AGENCY, BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC UTILITIES AND ALL UTILITIES FIELD OR ALIGNED IN CONNECTION WITH THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY OF THE OWNER, THE PROJECT ENGINEER OR THE STATE OF TEXAS. (SECTION 101.05)

[illegible]

DO NOT AUTHORIZED SITE DISTURBANCE DIVISION THE LANDS
OBTAIN NECESSARY PERMITS TO GRADE OFFSITE.

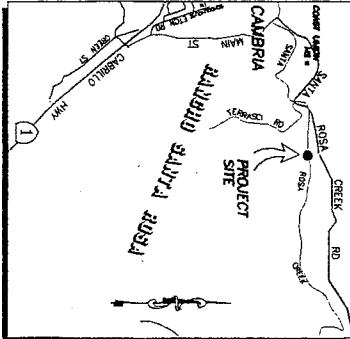
BE CONSIDERED AS SITE AREA BOUNDARIES WITH SLOPES

QUANTITIES ARE APPROXIMATE AND ARE ADDED HEREON ONLY. THE CONTRACTOR IS RESPONSIBLE TO TAKE OFF ANY QUANTITIES THEY NEED TO WORK ON THE PLANS. IF THE CONTRACTOR FINDS

ON THE QUANTITIES SHOWN HEREON, HE SHALL
BE ENLIGHTENED AHEAD OF THOSE DISCREPANCIES
AND WORK SO THAT APPROPRIATE MODIFICATIONS

INCL. UNDERCUT OR SUBPARENT.
RWD = 11,000 S.F.

22


VICINITY MAP
NO SCALE

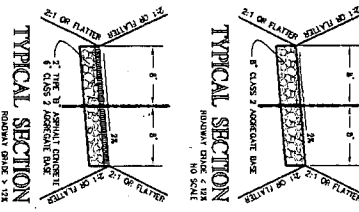
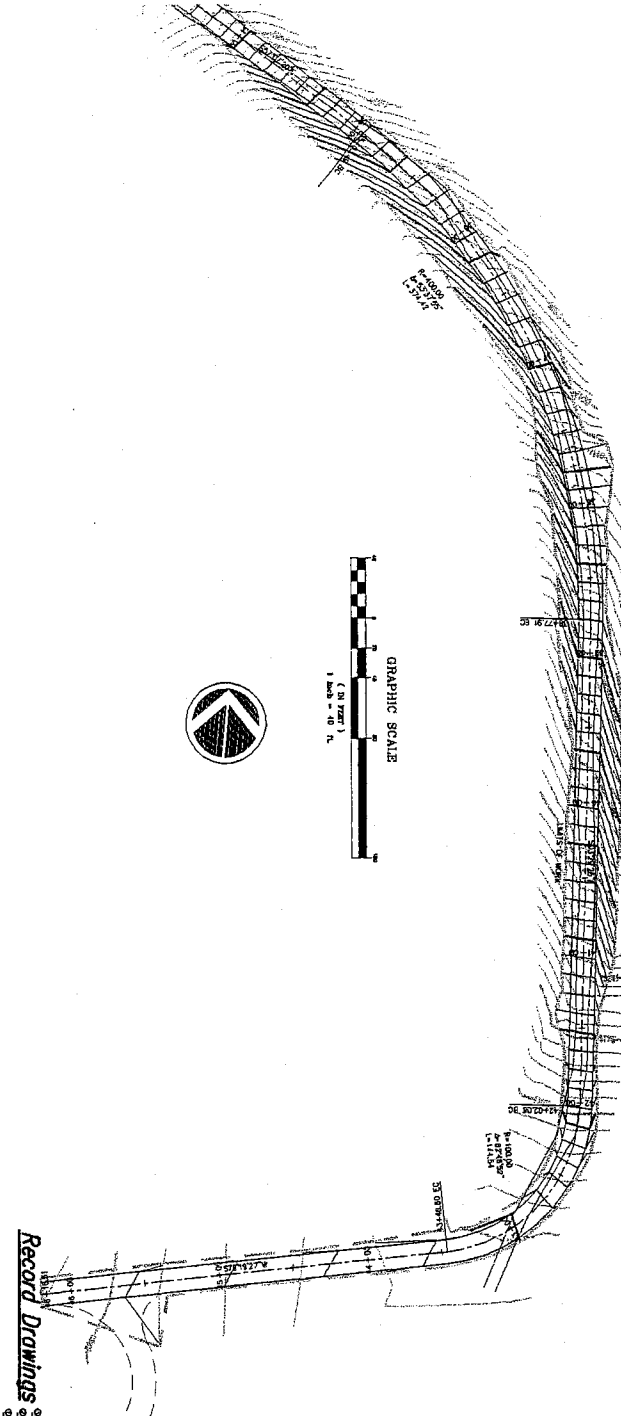
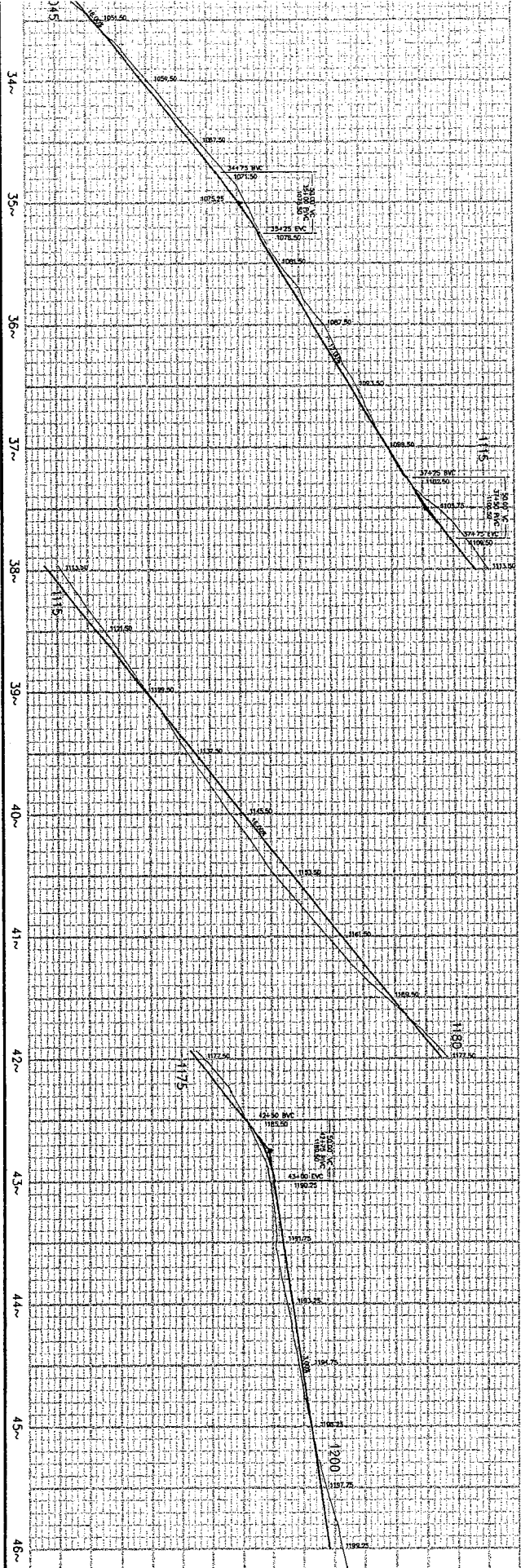
1. THE PROPERTY LINE SHOWN ON THIS MAP AND FOUND BY THE SURVEYOR OF THE COUNTY OF LOS ANGELES, CALIFORNIA, IS NOT INTENDED TO REPRESENT A RECORD OF SURVEY. THE LOCATION OF THE ACTUAL PROPERTY LINE MAY VARY FROM THESE SHOWN HEREON.
2. THE TOPGRAPHIC INFORMATION REPRESENTED BY THE LISTING OF THE PROPERTY HEREON WAS OBTAINED FROM THE OCTOBER 20, AND NOVEMBER 14, E. 13, AND 17, OF THE YEAR 1900.
3. THE DATUMS USED IN THIS SURVEY ARE AT FOUR FEET ABOVE CHANDLER LEVEL.
4. THE DISTANCES OF THE PROPERTY LINES FROM THE PROPERTY LINES OF ADJACENT LOTS ARE NOT SHOWN, BECAUSE THE DISTANCES OF THE PROPERTY LINES FROM THE PROPERTY LINES OF ADJACENT LOTS ARE NOT SHOWN ON THE MAP.

THE TEMPORARY BENCHMARK FOR THIS SITE IS A TOWNLAND 4" IRON PIPE, WITH ALUMINUM CAP (8823) LOCATED NORTH OF THE PROPERTY, AT THE SOUTH EAST CORNER OF THE P.L.M.C. SUBSTATION (REF. 32-85-02). SAID BENCHMARK HAVING AN ASSUMED ELEVATION OF 100.00.

①

SIGNATURE _____ DATE _____ REMISSON THIS SHEET

	WEST AND ENGINEERING, INC. MECHANICAL ENGINEERING, SURVEYING, LAND SURVEYING 10000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80231 TEL: (303) 755-1234 FAX: (303) 755-1235	
	PROJECT NO. 94001-001	
DRAWN BY: J. L. WILSON CHECKED BY: J. L. WILSON DATE: 10/1/94	SCALE: AS SHOWN SHEET NO. 1 OF 3	PROJECT: GRADING PLAN



Record Drawings

DATE: 10/1/00

PROJECT: ROAD CROSSING

Sheet 3 of 3

WESTLAND ENGINEERING, INC.
CIVIL ENGINEERING - SURVEYING - PLANNING
10000 WESTLAND AVENUE, SUITE 100
WESTLAND, MI 48090-1600
TEL: (313) 486-1000 FAX: (313) 486-1001
WWW.WESTLAND-ENGINEERING.COM

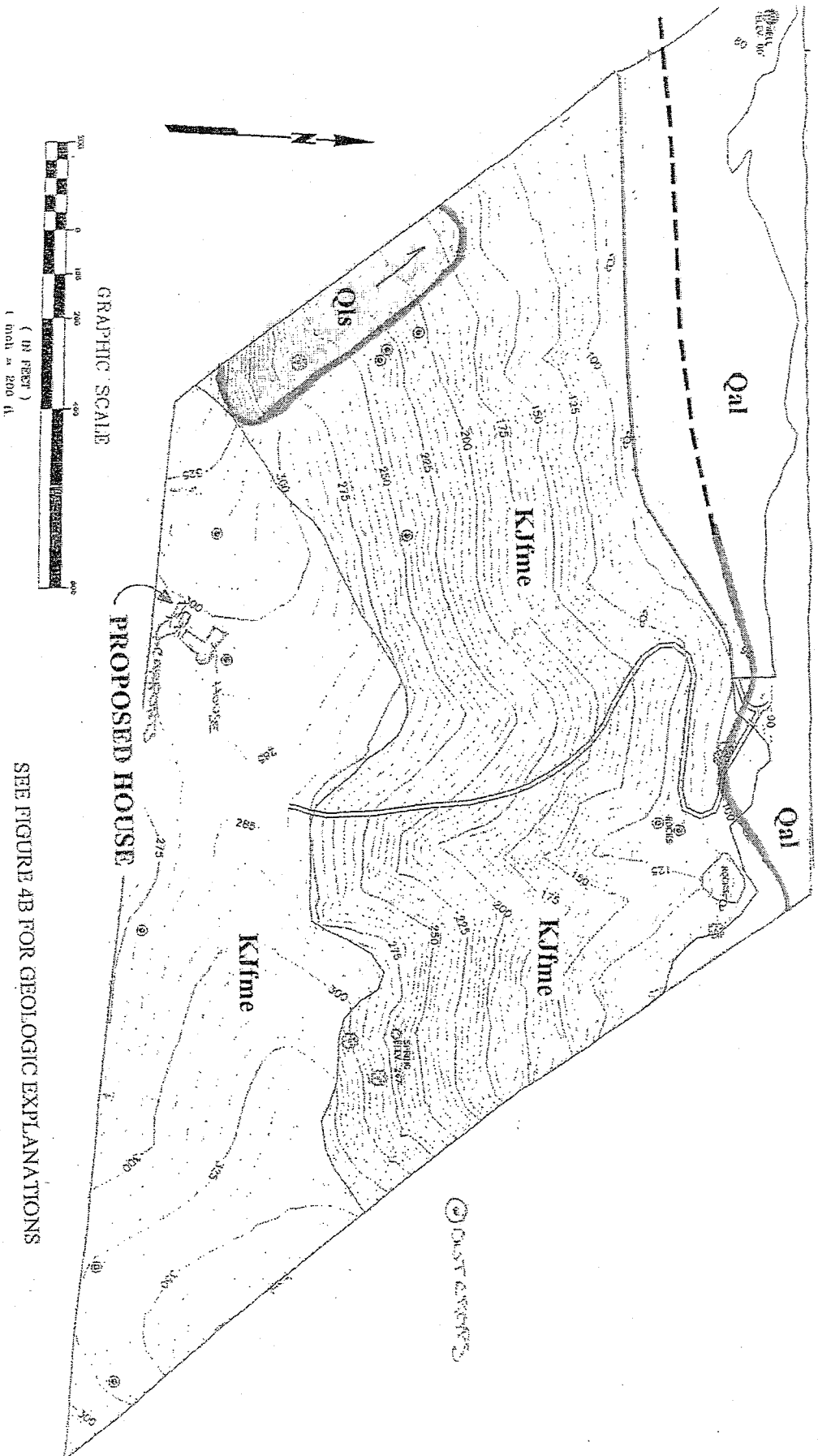
PORTION OF THE RANCHO SANTA ROSA

GRADING PLAN - CREEK CROSSING

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 10/1/00

PROJECT: ROAD CROSSING

Sheet 3 of 3



SEE FIGURE 4B FOR GEOLOGIC EXPLANATIONS

PROJECT

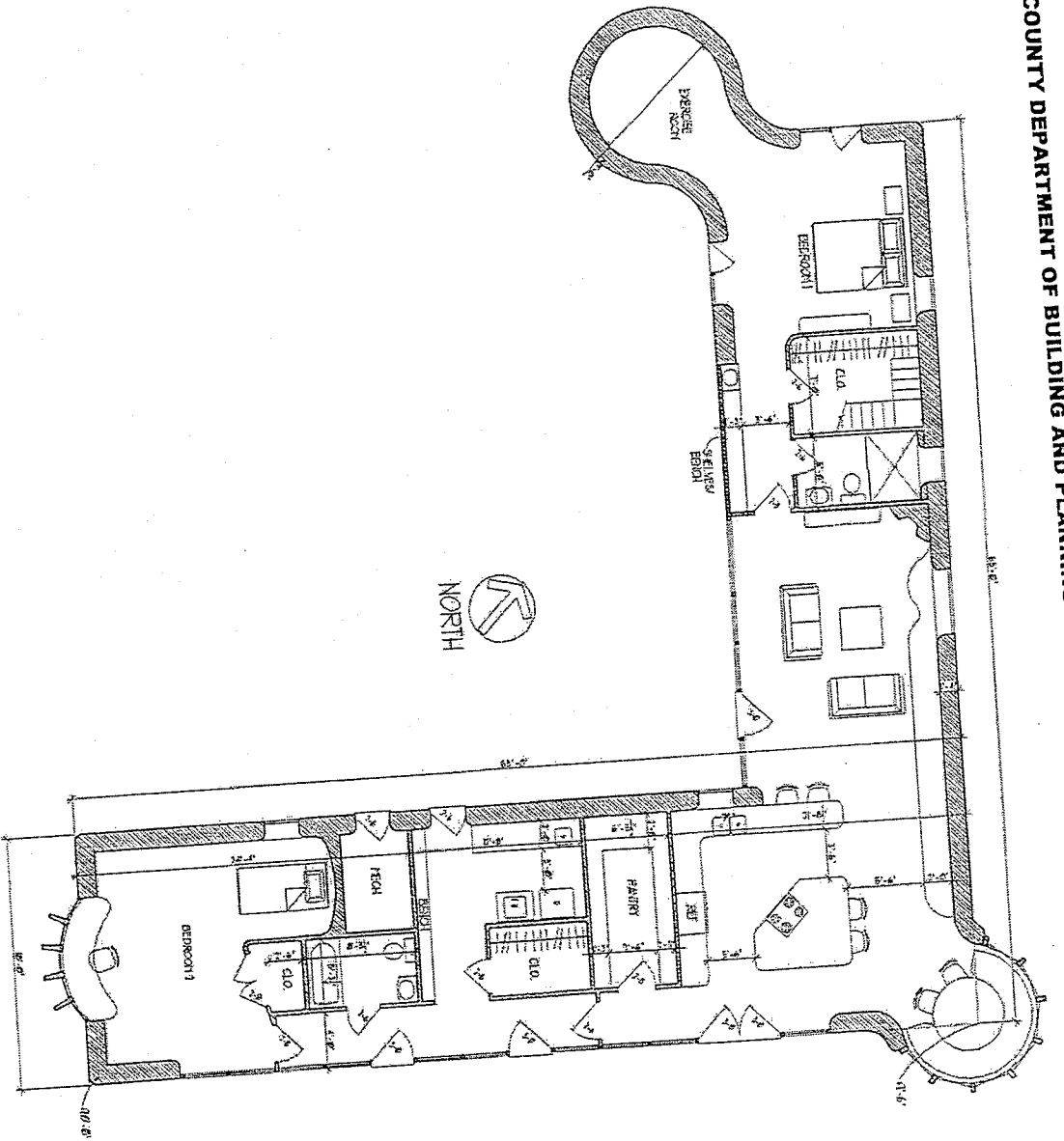
Minor Use Permit

Wikler DRC2003-00095



EXHIBIT

Site Plan



PLAN VIEW
SCALE 1/8" = 1'-0"

EXHIBIT

Floor Plan

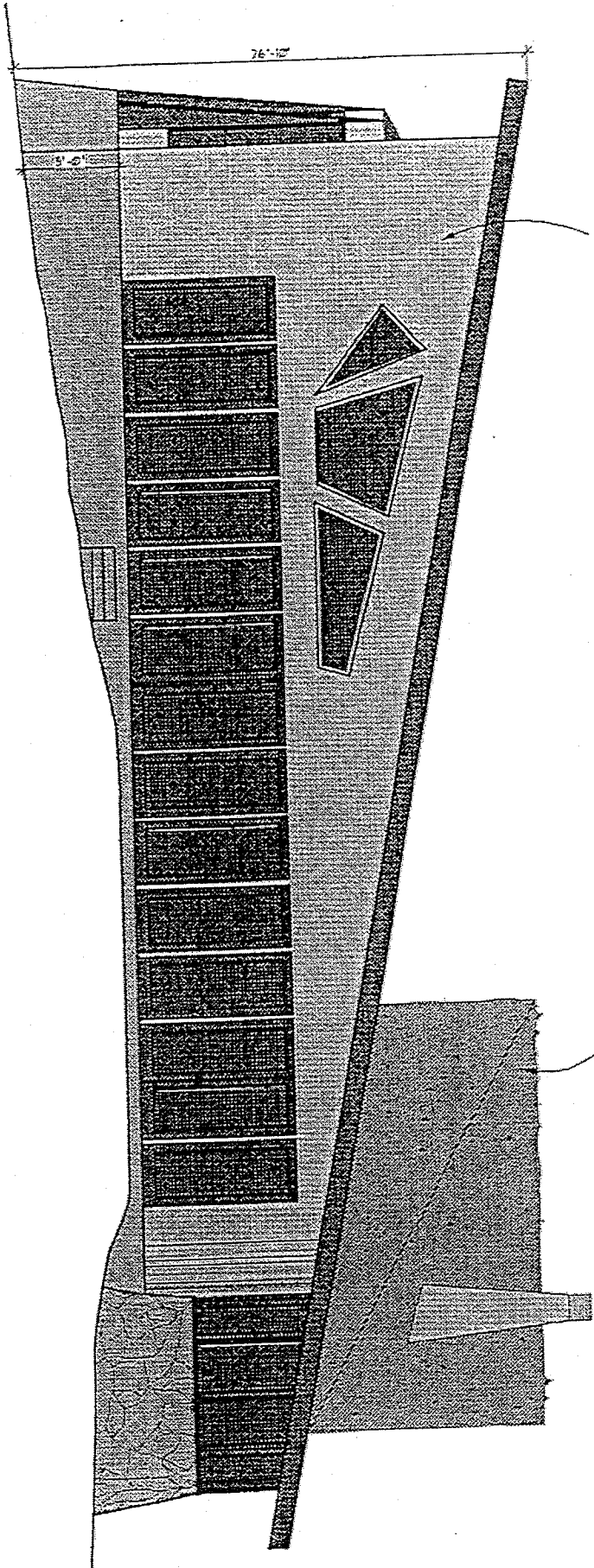
PROJECT

Minor Use Permit
Wikier DRC2003-00095



PLASTER COLOR SIMILAR TO DRY
SUMMER GRASS

PLANTED ROOF



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

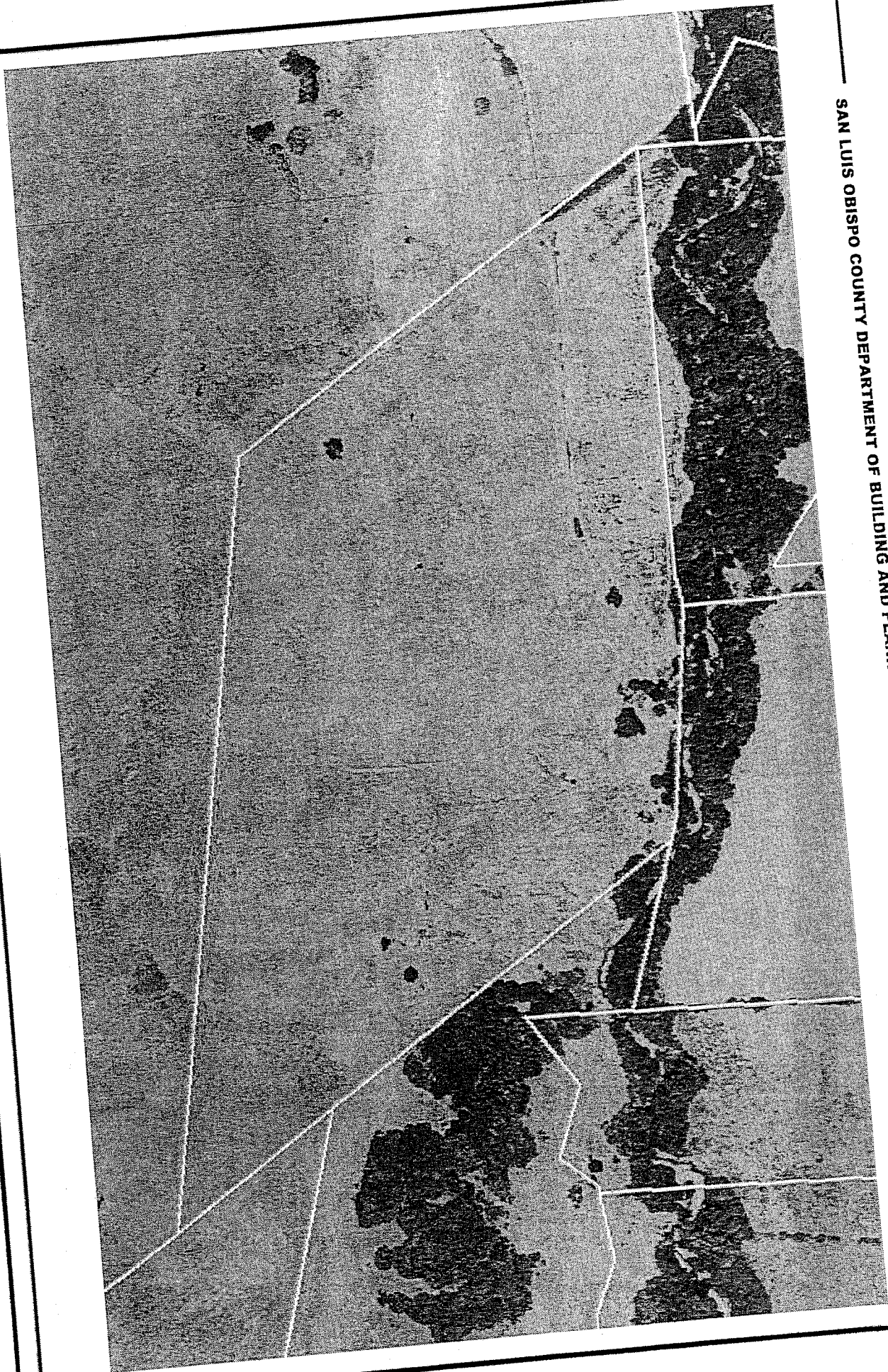
PROJECT

Minor Use Permit
Wikier DRC2003-00095



EXHIBIT

Elevation



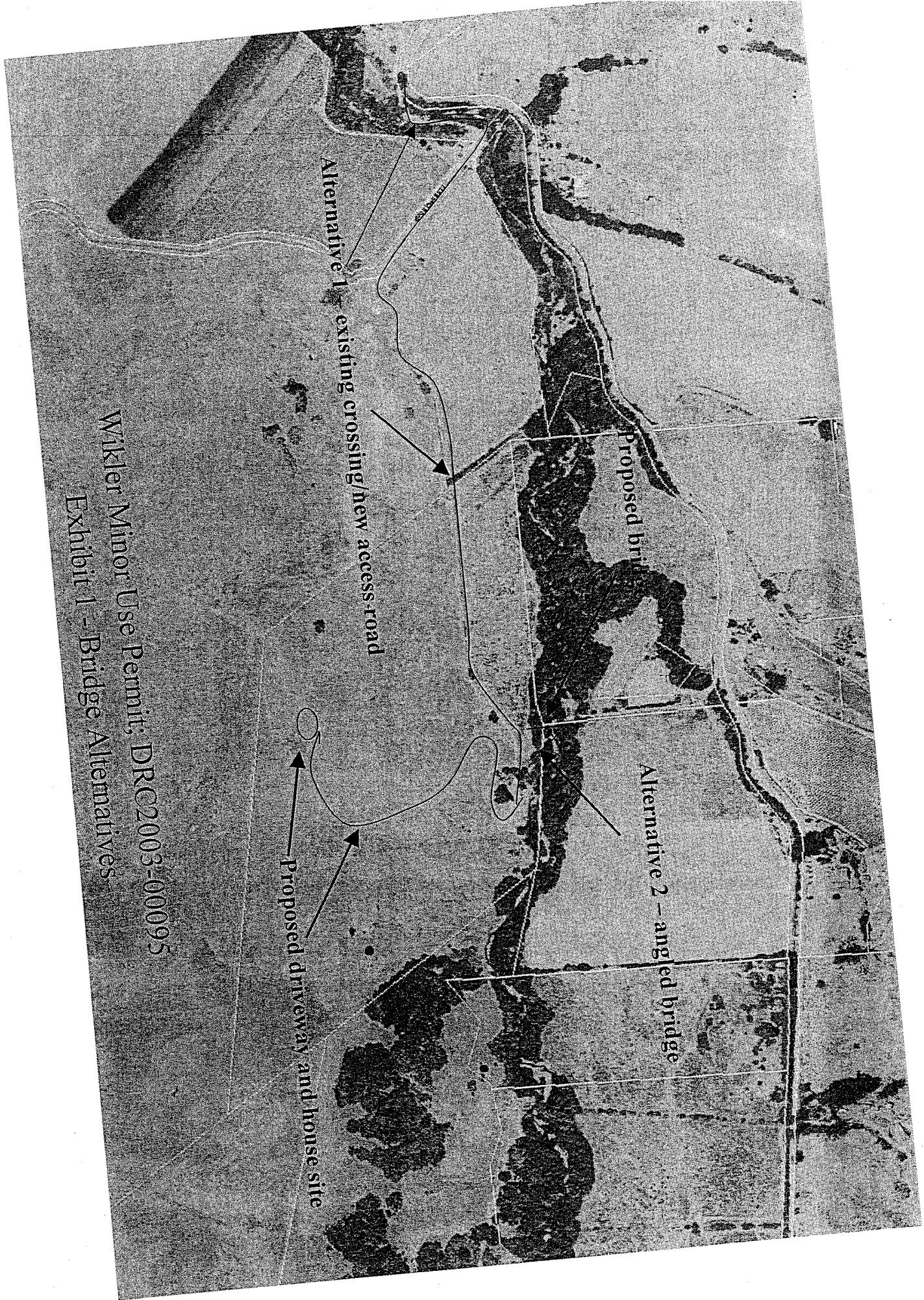
PROJECT

Minor Use Permit
Wikler DRC2003-00095

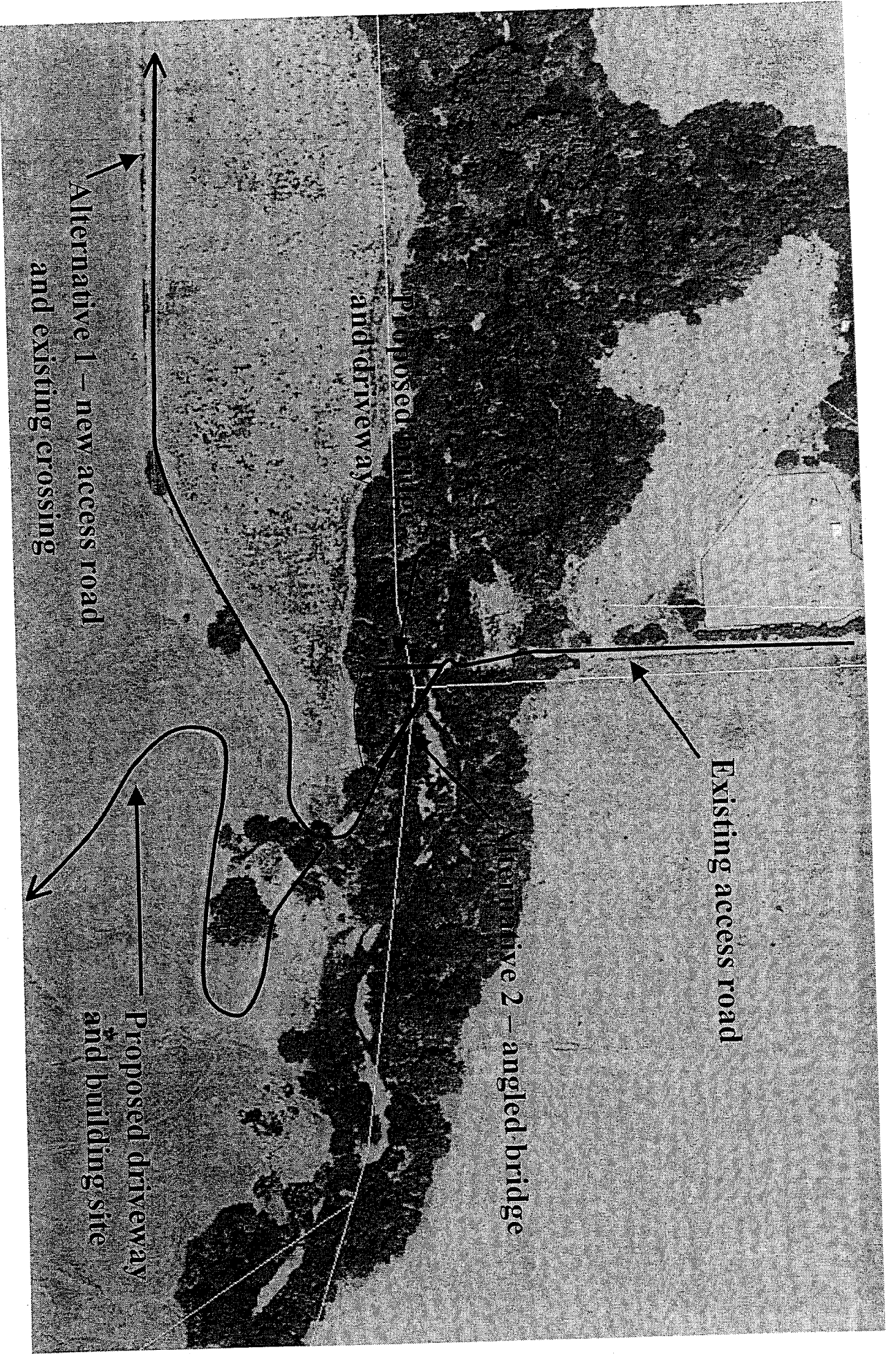


EXHIBIT

Aerial Photo



Wikler Minor Use Permit; DRC2003-00095
Exhibit 1 - Bridge Alternatives



Wikler Minor Use Permit; DRC2003-00095
Exhibit 2 - Bridge Alternatives



COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (smm)

ENVIRONMENTAL DETERMINATION NO. ED004-248

DATE: April 14, 2005

PROJECT/ENTITLEMENT: Wikler Minor Use Permit DRC2003-00095

APPLICANT NAME: Karen Wilker

ADDRESS: PO Box 1164, Cambria, CA, 93428

CONTACT PERSON: Westland Engineering, Inc.

Telephone: 805-541-2394

PROPOSED USES/INTENT: Proposal by Karen Wilker for a Minor Use Permit/Coastal Development Permit to allow a single family residence, driveway and a bridge over Santa Rosa Creek. The project will result in the disturbance of approximately 81,000 square feet of a 79 acre parcel including off-site improvements

LOCATION: The proposed project is within the Agriculture land use category and is located on the south side of Santa Rosa Creek Road, approximately .5 miles east of Ferrasci Road, east of the community of Cambria. The site is in the North Coast planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Game
, Regional Water Quality Control Board, California Coastal Commission

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on April 28, 2005

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Wilker Minor Use Permit ED04-248; DRC2003-00095

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Steve McMasters
Prepared by (Print)

Signature

April 1, 2005
Date

Ellen Carroll
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator
(for)

4.4.05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Karen Wikler for a Minor Use Permit/Coastal Development Permit to allow a single family residence, driveway and a bridge over Santa Rosa Creek. The project will result in the disturbance of approximately 81,000 square feet of a 79 acre parcel including off-site improvements. The proposed project is within the Agriculture land use category and is located on the south side of Santa Rosa Creek Road, approximately .5 miles east of Ferrasci Road, east of the community of Cambria. The site is in the North Coast planning area.

ASSESSOR PARCEL NUMBER(S): 013-161-003

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: North Coast, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Flood Hazard, Streams Riparian Vegetation
, Local Coastal Plan/Program, Geologic Study

EXISTING USES: Agricultural uses , undeveloped

TOPOGRAPHY: Nearly level to moderately sloping

VEGETATION: Grasses , riparian

PARCEL SIZE: 79 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; agricultural uses , PG&E substation	<i>East:</i> Agriculture; agricultural uses
<i>South:</i> Agriculture; agricultural uses	<i>West:</i> Agriculture; agricultural uses

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The subject property include nearly level areas adjacent to Santa Rosa Creek and a moderately sloping hillside leading to a gently sloping ridge top. The level area near the creek is currently being actively farmed with row crops supporting a community supported agriculture program (farmshare). The project site includes a bridge over Santa Rosa Creek and a single family residence located on a ridge on the south side of Santa Rosa Creek. The Santa Rosa Creek valley is primarily rural and highly scenic. While there are scattered residences and other structures visible from the roadway, most are close to the roadway with the hillsides and ridgetops mostly undeveloped.

Impact. The proposed bridge will not be visible from a public road and will not have an aesthetic impact. The proposed driveway will be visible from Santa Rosa Creek Road. The residence is located on a gently sloping ridgetop to the south of Santa Rosa Creek. Portions of the ridge are visible from Highway 1 (approx. 2 miles away) and most of the ridgetop is visible from Santa Rosa Creek Road. The proposed house location however is located so as to use the topographic features of the property, and adjacent properties to screen the house from views from Highway 1 and Santa Rosa Creek Road. Brief long distance glimpses of the upper portion of the house may occur from Santa Rosa Creek Road. The project will not silhouette from either public road. Given the distance and limited portions of the structure that may be visible, the impact would be minimal. However, given the visual sensitivity of the views in question, contrasting exterior colors or exterior lighting could draw attention to the structure and impact the viewshed.

Mitigation/Conclusion. The project will be required to incorporate the following measures to reduce potential visual impacts to less than significant levels:

1. Use neutral darker colors for the roof and exterior of the proposed residence to blend in with

the surroundings.

2. Exterior lighting will be limited so as to not be visible from any public roadway.
3. Landscaping on northeast side.

2. AGRICULTURAL RESOURCES

- *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include: (inland) Cropley clay (0-2%) Diablo and Cibo clays and (30-50%), Lodo Clay Loam (30-50%). (% slope) (15-30%) (% slope) Los Osos-Diablo complex (% slope) (coastal) (15-30%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "III" to "IV", and the "irrigated soil class is "not applicable" to "II". The Cropley clay on the site (approx. 12 acres) is considered to be "prime" soils and is currently under cultivation as part of a community supported agriculture program (farmshare) program. The remainder of the site is considered "non-prime" and primarily consists of moderately sloping hillsides with gently sloping rocky terrain at the ridgetop. Consistent with the surrounding area, the non-prime areas may have been used for grazing in the past.

Impact. The proposed project would locate a single family residence on the ridgetop in an area of non-prime soils. Access across the creek and up the hillside would be via means of a new bridge and widening an existing farm road. No prime soil areas will be affected. The Agricultural Commissioner's Office (3/09/05) has reviewed the project and did not identify any significant impacts to agricultural resources.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately 81,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan.

A geological report was conducted for the project (GeoSolutions; 2004) that identified the presence of serpentine rock and soils. Naturally-occurring asbestos has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Exposure and disturbance of rock and soil that contains asbestos can result in the release of fibers to the air and consequent exposure to the public. Asbestos most commonly occurs in ultramafic rock that has undergone partial or complete alteration to serpentine rock (proper rock name serpentinite) and often contains chrysotile asbestos. In addition, another form of asbestos, tremolite, can be found associated with ultramafic rock, particularly near faults. Sources of asbestos emissions include: unpaved roads or driveways surfaced with ultramafic rock, construction activities in ultramafic rock deposits, or rock quarrying activities where ultramafic rock is present.

The project has been identified as potentially being within, or coming in contact with, one of these types of geologic formations/materials.

Mitigation/Conclusion. The geological report recommended the use of dust control measures to reduce the possible spread of natural occurring asbestos. These measures include, reducing area of disturbance, use of water or establishing vegetation for dust suppression, limiting construction vehicle speeds, and covering haul vehicles during material transport.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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4. BIOLOGICAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses, riparian. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: Most Beautiful Jewel-Flower (*Streptanthus albidus* ssp *peramoenus*) and located within 1 mile of parcel Cambria Morning-Glory (*Calystegia subacaulis* ssp *episcopalis*), Arroyo De La Cruz Manzanita (*Arctostaphylos cruzensis*), Monterey Pine (*Pinus radiata*), Obispo Indian Paintbrush (*Castilleja densiflora* ssp *obispoensis*), and Compact Cobwebby Thistle (*Cirsium occidentale* var *compactum*).

Wildlife: Bank Swallow (*Riparia riparia*), Southwestern Pond Turtle (*Clemmys marmorata pallida*), Steelhead-South/Central California Coast ESU (*Oncorhynchus mykiss irideus*) and California Red-legged Frog (*Rana aurora draytonii*)

Habitats: Riparian

A Biological Assessment (SPECI; 3/2004) of the subject property was prepared. The report identified habitats including Valley Foothill Riparian, Riverine, Annual Grassland, Irrigated Row Crops and Coastal Oak Woodland. Numerous plant and animal species were identified including the potential for several rare or threatened species. These include: steelhead trout, California re-legged frog, Coast range newt, southwestern pond turtle, two-striped garter snake, and yellow warbler. Steelhead trout and California red-legged frog are Federally listed as "threatened". The other species are listed as species of "special concern" by either the State or Federal government. While these species are not protected under either the State or Federal Endangered Species Act, the "special concern" status typically indicates that populations or associated habitats are declining. The original report and a follow up botanical report (SPECI; 8/16/05) identified one rare plant in the project area – Cambria morning glory.

Impact. The project site is currently accessed for farming operations by driving directly across the streambed. While this has been the traditional practice for many years (there is evidence of a long history of farming at the site), vehicles driving across the streambed and bank is likely to have a deleterious effect on aquatic species, especially steelhead trout. The primary impact being the release of sediment downstream as a result of disturbing the streambed. The construction of a bridge crossing at this location will eliminate this current situation.

The construction of a bridge and the access road will however result in the disturbance of approximately 0.3 acres of riparian habitat area. This could result in the impact or loss of several associated riparian or aquatic species including: steelhead trout, California re-legged frog, Coast range newt, southwestern pond turtle, two-striped garter snake. Mature trees removed for the bridge include 17 willows, 2 cottonwoods and a California bay laurel. Construction may also impact several other trees. The removal of the mature trees as well as construction disturbance may impact nesting birds if construction occurs during nesting season (spring, early-mid summer).

Construction of the driveway by widening an existing farm road will result in the impact of Annual Grassland and specifically Cambria morning glory.

Construction of the residence will affect of Annual Grassland but will not impact any special status plant or animal species of habitats.

Mitigation/Conclusion. Mitigations have been identified to reduce the identified biological impacts to a level of insignificance. These measures include:

1. Limiting time to initiate creek area construction activities to low flow periods and outside of bird nesting season.
2. Pre-construction surveys to avoid impacting sensitive wildlife species
3. Limiting work areas to minimize disturbance
4. Provide for sedimentation and erosion control measures.
5. Restore and/or enhance riparian areas equivalent to twice (2:1) the area disturbed (approximately 0.6 acres.
6. Provide an Open Space easement over a portion of the property containing Cambria morninglory that will protect a population that is equivalent to at least twice the number impacted by the driveway construction (approximately 60 individuals to be protected).

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. A Phase I (surface) survey was conducted (Heritage Resource Discoveries; 2004). No evidence of cultural materials was noted on the property, however due to dense vegetation near the creek, visibility in this area was poor. Due to the proximity to the creek, and the lack of visibility the archaeologist recommended monitoring the area during construction. Impacts to historical or

paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, however, in order due to the sensitive location, monitoring of the construction has been required.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level near Santa Rosa Creek to moderately sloping. The area proposed for development is within the Geologic Study Area designation. The landslide risk potential is low to very high. The liquefaction potential during a ground-shaking event is low to high. No active faulting is known to exist on or near the subject property. The project is within a known area containing serpentine or ultramafic rock or soils.

Any project within the Geologic Study area designation or within a high liquefaction area is subject to the preparation of a geological report per LUO section 22.14.070 (c) to evaluate the area's geological stability relating to the proposed use. A geological report was conducted for the project (GeoSolutions; 2004). The report identified a small landslide on the property, but the area of development is setback sufficiently from the area that slope stability should not be an issue.

DRAINAGE – The area proposed for development is within the 100-year Flood Hazard designation. The closest creek (Santa Rosa Creek) from the proposed development is approximately 10 feet to the north. As described in the NRCS Soil Survey, the soil is considered well drained to not well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include: (inland) (% slope) (% slope)
 (% slope) (coastal) Cropley clay (0-2%) Diablo and Cibo clays (15-30%)
 Los Osos-Diablo complex (15-30%) and (30-50%) and Lodo Clay Loam ((30-50%).

As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility, and moderate to high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 81,000 square feet.

Mitigation/Conclusion. The project will be required to prepare a sedimentation and erosion control plan and implement these measures during construction. Measures to control runoff and sediment will be especially critical in the proposed bridge area due to the proximity to Santa Rosa Creek.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is within proximity of several noise producing sources including agricultural operations and a surface mine. The project site is farmed and the proposed development would not be inconsistent with agricultural uses.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. The proposed residence will be set back sufficiently from the neighboring surface mine so as to not result in a significant impact. In addition, the residence is shielded by the ridgetop to further reduce any nuisance associated with the noise associated with the surface mine.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES -
Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station is approximately 2.5 miles to the south. The closest Sheriff substation is in Templeton, which is approximately 25 miles from the proposed project. The project is located in the Coast Unified School District.

Impact. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto the following public road(s): Santa Rosa Creek Road. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works/Caltrans. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: slow percolation, steep slopes, and shallow depth to bedrock limitations identified. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate

soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent “daylighting” to the ground surface.

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Impact. The project proposes to use an on-site system as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use an on-site well as its water source. A residence was located on the property historically. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to moderately sloping. The project includes a proposed bridge crossing of Santa Rosa Creek. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Impact. As proposed, the project will result in the disturbance of approximately 81,000 square feet. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about .85 acre feet/year (AFY)

The project involves construction activities in and near Santa Rosa Creek. Construction at this location has the potential to result in erosion and the discharge of sediment into Santa Rosa Creek

Mitigation/Conclusion. Since no potentially significant water quantity impacts were identified, no specific measures above standard requirements have been determined necessary. Comprehensive drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be mostly consistent with these documents (refer also to Exhibit A on reference documents used). The project proposes a bridge over Santa Rosa Creek. County LCP Policies and Coastal Zone Land Use Ordinance (CZLUO/Title 23) require projects to be set back from coastal streams, except under certain circumstances. This project would not meet the required setbacks, but it falls into the category of projects that are allowed under limited circumstances.

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

- | | | | | | |
|----|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) | <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) | <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input checked="" type="checkbox"/>	CA Department of Fish and Game	Personal Communication
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	CambriaCommunity Service District	In File**
<input checked="" type="checkbox"/>	Other <u>North Coast Advisory Council</u>	None
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Geologic Evaluation - GeoSolutions; 2004

Biological Assessment - SPECI; 3/2004

Archaeological Surface Survey - Heritage Resource Discoveries; 2004

Exhibit B - Mitigation Summary Table

AESTHETICS

- V-1 **At the time of application for construction permits**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc.. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County, or go to internet website on topic such as: <http://www.it.lut.fi/ip/research/color/demonstration/demonstration.html>).
- V-2 **At the time of application for construction permits**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.
- V-3 **At the time of application for construction permits**, the applicant shall submit landscape plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance and shall provide vegetation that will adequately screen the new development, including driveways, access roads, outbuildings, water tanks, etc., when viewed from Santa Rosa Creek Road. The landscape plan shall utilize only plant material consistent with Section 23.04.184 of the San Luis Obispo County Land use Ordinance.
- V-4 **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall implement the approved landscaping plan.

AIR QUALITY

- AQ-1 **At the time of application of construction permits**, the following measures shall be shown on applicable grading or construction plans, and shall be implemented through the life of the project :
- Reduce the amount of the disturbed area where possible;

- b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- c) All dirt stock-pile areas should be sprayed daily as needed;
- d) Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
- f) All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

BIOLOGICAL RESOURCES

- BR-1 **Prior to issuance of construction permits**, the applicant shall retain an environmental monitor, approved by the County for all biological mitigation measures and conditions to ensure compliance with County Conditions of Approval. The applicant shall obtain from a county-approved monitor a work scope for the review and approval of the County.
- BR-2 **Prior to any disturbance**, the monitor shall conduct a pre-disturbance survey to search the area for any nests or dens that may be impacted.
- BR-3 **Immediately prior to disturbance (same day)**, the monitor shall conduct a clearance survey to remove any individual species from the path of the disturbance. Any sensitive wildlife shall be protected and/or relocated from the construction area **before any work begins**. The monitor shall survey the project limits within the riparian area to identify sensitive species for protection or relocation. All such efforts shall include written documentation by the biologist and methods used to handle or protect species. **Prior to any work beginning**, the applicant understands that they are responsible for obtaining other state and/or federal permits that may be necessary for work being done within this riparian area. **Prior to final inspection**, all reports prepared by the biologist shall be submitted to the county for compliance verification
- BR-4 Work in or adjacent to Santa Rosa Creek will be confined to the period between August 1 and November 15 to minimize soil disturbance by rain and to prevent harm or injury to amphibian or fish species in Santa Rosa Creek. This action would also avoid impact to most nesting birds that are generally fledged by this time.

- BR-5 **Prior to the onset of earth-moving or vegetation-clearing activities**, an authorized biologist shall conduct one daytime and one nighttime California red-legged frog survey according to U.S. Fish and Wildlife Service protocol. The nighttime survey shall occur the evening preceding the beginning of construction activities. Survey methodology for the surveys shall conform to Service protocol except for the reduced number of surveys as required. The biologist shall also conduct one additional daytime survey of the Project site footprint on the morning construction begins.
- BR-6 **During construction** the following measures shall be shown on construction plans and implemented:
- Herbaceous and small shrubby vegetation within the clearly demarcated project boundaries that would be disturbed by subsequent project activity shall be removed by hand prior to clearing and grading of the site by heavy equipment or other major construction activities.
 - Fueling of construction equipment shall take place at least 100 feet away from Santa Rosa Creek and be conducted in such a manner so as to avoid fuel or other hazardous materials from reaching Santa Rosa Creek or the adjacent riparian habitat. All project-related spills of hazardous materials shall be cleaned up immediately.
 - Work boundaries and equipment access routes shall clearly demarcated by flagging or other means to prevent workers or equipment from inadvertently straying from the work area. The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goals.
 - Heavy equipment and other machinery shall be cleaned when necessary to reduce the risk of introducing any weedy species into the project area.
 - No materials shall be deposited or stored within 50 feet of the Santa Rosa Creek channel.
 - Crossings of Santa Rosa Creek by heavy equipment shall be minimized.
- BR-7 **Prior to issuance of construction permits**, the applicant shall submit a Riparian Restoration Plan. The Plan shall re-establish or enhance riparian vegetation through replanting and/or exotic plant removal or control. The area of restoration planting shall not be less than a 1:1 area equivalent the area of riparian removal. An additional area of replanting (totaling 2:1) shall also be planted or an area twice the impacted area shall be enhanced through exotic plant removal and control (totaling 1:1 replanting; 2:1 exotic removal).
- BR-8 **Prior to any work beginning**, the applicant understands that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and Game, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers.
- BR-9 **Prior to approval of construction permit**, to minimize potential sedimentation within Santa Rosa Creek, a sedimentation and erosion control plan shall be prepared that minimizes project sediment from reaching the creek. At a minimum, straw wattles (or comparably effective devices [as determined by the Environmental Monitor]) shall be placed on the downslope sides of the proposed work which would direct flows into temporary sedimentation basins. This shall be checked and maintained regularly and after all larger storm events. All remedial work shall be done immediately after discovery so sedimentation control devices remain in good working order.

BR-10 **Prior to work beginning**, a program shall be established which identifies how disturbed surface soils will be stabilized during and after construction (e.g. use of mulch, soil stabilizers, etc. that are compatible with riparian habitat/ sensitive species) to result in minimal erosion.

BR-11 Any disturbed areas shall be restored as soon as possible, **and prior to final inspection**. If the area is within close proximity of the riparian habitat, [as determined by the environmental monitor, ...within 50 feet,] a compatible native seed mix shall be used to revegetate the restored area (see following list). The same revegetation treatment shall apply for any areas to be left undisturbed for more than 30 days.

"RIPARIAN" SEED MIX

<u>Species</u>	<u># plants/ac</u>	<u>Source</u>
<i>Cornus stolonifera</i> (redtwig dogwood)	10	seeds, mostly cuttings
<i>Heteromeles arbutifolia</i> (toyon)	5	seeds, cuttings
<i>Lonicera involucrata</i> (honeysuckle)	10	seeds, mostly cuttings
<i>Mimulus guttatus</i> (common monkeyflower)	10	seeds, mostly cuttings
<i>Myrica californica</i> (Pacific wax myrtle)	5	seeds, mostly cuttings
<i>Platanus racemosa</i> (California sycamore)	10	seeds, mostly cuttings
<i>Populus trichocarpa</i> (black cottonwood)	10	seeds, mostly cuttings
<i>Pteridium aquilinum</i> (bracken fern)	10	cuttings
<i>Quercus agrifolia</i> (coast live oak)	5	seeds, cuttings
<i>Ribes menziesii</i> (canyon gooseberry)	6	seeds, mostly cuttings
<i>Rosa californica</i> (California rose)	6	seeds, cuttings
<i>Rubus ursinus</i> (California blackberry)	15	seeds, cuttings
<i>Salix lasiolepis</i> (arroyo willow)	20	mostly cuttings
<i>Salvia spathecea</i> (pitcher sage)	12	seeds
<i>Sambucus mexicana</i> (blue elderberry)	5	seeds, mostly cuttings

- (1) This seed mix is intended to provide general guidelines when revegetating within riparian habitat. Variations of the mix may be appropriate, as recommended by the County Planning and Building Department or county-approved qualified individual, where unique biological conditions exist or seed availabilities are limited. When ordering, local seed stock should be specified and used whenever available.

BR-12 **Prior to occupancy or final inspection (whichever occurs first)**, the applicant provide an Open Space easement in a form approved by County Counsel over a portion of the property containing Cambria morningglory that will protect a population that is equivalent to at least twice the number impacted by the driveway construction (approximately 60 individuals to be protected). The area of the easement shall be approved by the Environmental Coordinator, and shall be supported by biological information documenting the Cambria morningglory population in that area and shall include sufficient area to provide for fluctuating distribution of the protected population.

CULTURAL RESOURCES

CR-1 **Prior to issuance of construction permit**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

- A. List of personnel involved in the monitoring activities;
- B. Description of how the monitoring shall occur;

- C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- D. Description of what resources are expected to be encountered;
- E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
- F. Description of procedures for halting work on the site and notification procedures;
- G. Description of monitoring reporting procedures.

CR-2 **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

CR-3 **Upon completion of all monitoring activities, and prior to occupancy or final inspection (whichever occurs first)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY
AGRICULTURAL COMMISSIONER/SEALER

(805) 781-5910

FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: March 9, 2005

TO: Steve McMasters, Coastal Planning Team

FROM: Michael Isensee, Agricultural Resource Specialist *mgd*

SUBJECT: Wikler Grading/Minor Use Permit, DRC2003-00095 (Ag Dept 1009)

Summary of Findings

The Agriculture Department's review finds that the proposed Wikler Minor Use Permit for grading to install a bridge crossing over Santa Rosa Creek, access road and building pad will have less than significant adverse impacts to agricultural resources or operations.

The comments and recommendations in this report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

Project Review

The proposed project is located at 3755 Santa Rosa Creek Road on the south side of Santa Rosa Creek. The project entails constructing an access bridge across the creek to the approximately 76-acre site, where an access road and building pad for a single-family dwelling is also proposed. The applicant is currently operating a small farm operation on the site and the access bridge will greatly improve access to the site for continued and enhanced agricultural operations.

The proposed project is in an area zoned for Agriculture. Common agricultural operations in the area include grazing, forage hay, irrigated and dry-farmed grains, irrigated row crops, and both wine grapes and orchards. The project site contains approximately 12 acres of Cropley Clay, a prime soil found along the Santa Rosa Creek floodplain. A thin strip lies along the entire creek, but widens to a field several hundred feet wide on the western portion of the property. The site also contains 53 acres of Los Osos-Diablo complex (15-50% slopes), 4.3 acres of Lodo Clay Loam (30-50% slope), and 6.6 acres of Diablo & Cibo Clay (15-30% slope) (Source: Natural Resource Conservation Service, San Luis Obispo County Soil Survey, Coastal Area).

Project Evaluation

The project entails very minor impacts to prime soils, limited to a narrow area along the creek where the proposed access road/bridge enters the property. There appears to be no feasible alternative to access the site. The Department views the impacts of the proposed access road to be negligible in relationship agricultural resources. Further, the bridge and portions of the access road will enable better access for farm equipment and workers compared to the current in-stream access to the site. This will enhance the viability of agricultural operations at the site.

The Agriculture Department does not anticipate any significant impacts to agricultural resources due to this project if the following recommendations are followed:

- Limit grading, stockpiling, and activities that might compact or otherwise compromise prime soils to the extent feasible;
- Do not stockpile fill material on prime soils;
- Ensure on- or off-site disposal of excess cut material does not adversely impact agricultural resources. Disposal should be in an approved facility or utilizing the expertise of the Resource Conservation District or NRCS to ensure the protection of site resources.

Please call 781-5753 if I can be of further assistance.

CC: Karen Wikler



CDF/San Luis Obispo County
Fire Department

635 N. Santa Rosa • San Luis Obispo • California, 93405

RECEIVED

JUL 09 2004

Planning & Bldg

July 2, 2004

County of San Luis Obispo
Department of Planning/Building
County Government Center,
San Luis Obispo, CA 93408

Dear Coastal Team,

SMM

MINOR USE PLAN

Name: Winkler Project Number: DRC 2003-00095

The Department has reviewed the minor use plans submitted for the proposed grading and single family residence project located on Santa Rosa Creek Rd., Cambria. The property is located within high fire hazard severity area, and will require a minimum 8-10 minute response time from the nearest County Fire Station.

The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

BUILDING SETBACKS

- All parcels one acre and larger shall provide a minimum 30-foot setback from all property lines.

ROOF COVERINGS

- All new structures within high fire severity zones shall have a minimum of at least a class 'B' roof covering.

RESIDENTIAL FIRE SPRINKLER SYSTEM

- Conditions set forth by County Ordinance requires that a fire sprinkler system be installed in the residence.
- The fire sprinkler system shall comply with National Fire Protection Association Pamphlet 13D.
- Three sets of plans shall be submitted to the County Building Departments.

WATER STORAGE TANK

- A minimum of 2,500 gallons of water in storage shall be required.
- Emergency water tanks shall have a:
 1. automatic fill,
 2. sight gage,
 3. venting system,
 4. minimum 4-inch plumbing schedule 40 PVC or iron pipe.
- The system shall gravity drain to **residential fire connection**.

WATER SUPPLY CONNECTION

- One residential fire connection shall be required.
- The connection shall be:
 1. on the driveway approach to the residence,
 2. not less than 50 feet, or exceed 150 feet from the residence,
 3. within 8 feet of driveway,
 4. two feet above grade,
 5. brass with 2½ inch National Standard male hose thread and cap,
 6. identified by a blue reflector,
 7. 8 feet from flammable vegetation.

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

- The Chief shall approve other uses not identified.

ROADS STANDARDS

- Access roads provide vehicular access to more than one lot of record or to one lot of record with more than four dwelling units.
- Access road widths shall be a minimum of 18 feet.
- Access roads shall have an unobstructed vertical clearance of not less than 13' 6".
- 1. Access roads shall be named and signed.
- Road naming and signing shall occur prior to building final.
- Road name and sign information is available by phoning 781-5199.

DRIVEWAY STANDARDS

- The driveway width shall be 16 feet,
- A driveway exceeding 300 feet shall provide turnaround within 50 feet of the residence.
 1. Turnarounds shall be a minimum 40-foot radius or a hammerhead/T 60 feet long.

ACCESS ROAD AND DRIVEWAY SURFACES

- Access roads and driveways surfaces shall be:
 1. All weather surfaced to a maximum grade of less than 12%.
 2. Asphalt or concrete with a non-skid finish for any grade exceeding 12% to a maximum grade of 16%.
 3. For grades exceeding 16% the access road shall be engineered by a licensed engineer and the project shall be mitigated.
 4. Meet a load capacity of 20 tons
 5. Bridges shall be certified by a licensed engineer and the load limits shall be posted.

ADDRESSING

- Legible address numbers shall be placed on all residences.
- Legible address numbers shall be located at the driveway entrance.

VEGETATION CLEARANCE

To provide safety and defensible space the following shall be required:

- To each side of roads and driveways a 10-foot fuel-break shall be provided.
- Maintain around all structures a 30-foot firebreak.
 1. This does not apply to landscaped areas and plants.
- Remove any part of a tree that is within 10 feet of a chimney outlet.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

FINAL INSPECTION

- The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, **call Fire Prevention at (805) 543-4244, extension 2220**, to arrange for a final inspection. Currently Southern San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

Further information may be obtained from our website located at www.cdfslo.org ~ Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

Sincerely,

Gilbert R. Portillo
Fire Inspector

C: Ms. Karen Wikler, owner
Westland Engineering, agent



10
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

SMM
THIS IS A NEW PROJECT REFERRAL

APR 15 2004

DATE:

4/15/04

FROM

PW - TT OR FA

FROM:
TO

Coastal Team
(Please direct response to the above)

Winkler

DRC 2003 - 00095

Project Name and Number

Development Review Section (Phone: 781-

788-2009 Tanya 781-5600)

PROJECT DESCRIPTION:

Grading for bridge crossing over
Santa Rosa Creek & access road & building pad.
Construction of a SFR.

Return this letter with your comments attached no later than:

4/29/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

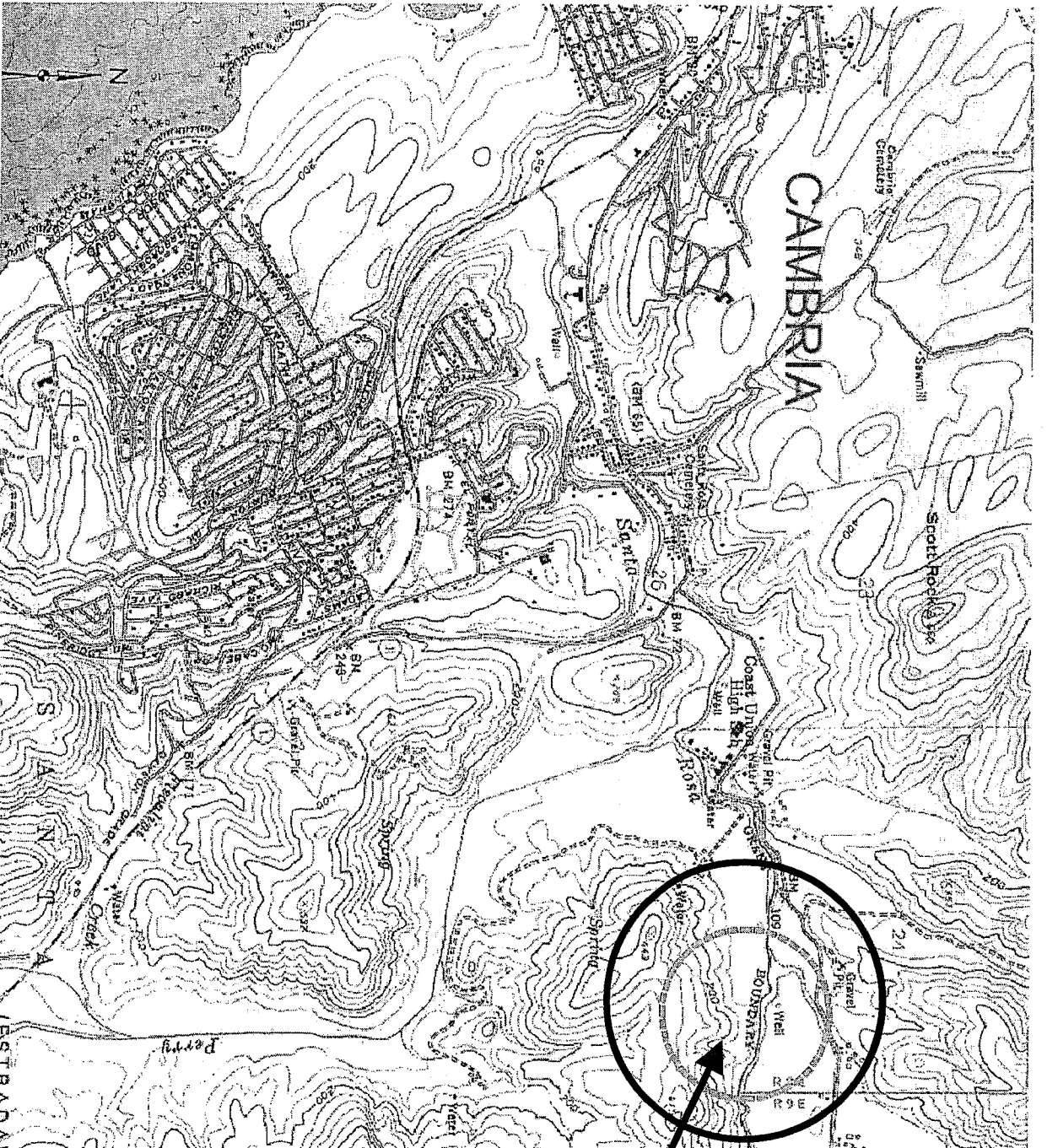
INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - Temp & Perm EROSION & SEDIMENTATION
CONTROL

28 MAY 2004
Date

Goodwin
Name

5252
Phone



SITE

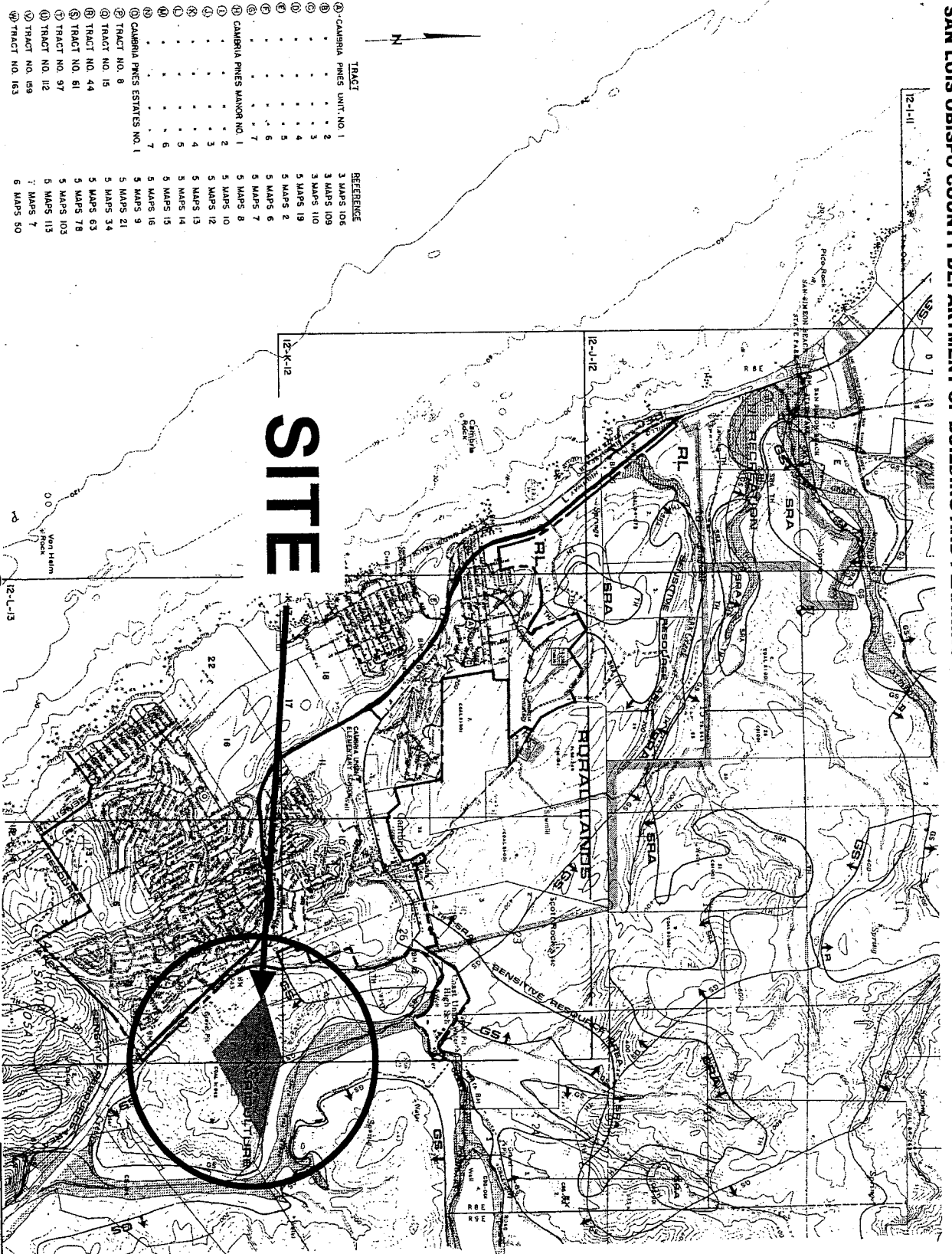
PROJECT

Minor Use Permit
Wikier DRC2003-00095



EXHIBIT

Vicinity Map



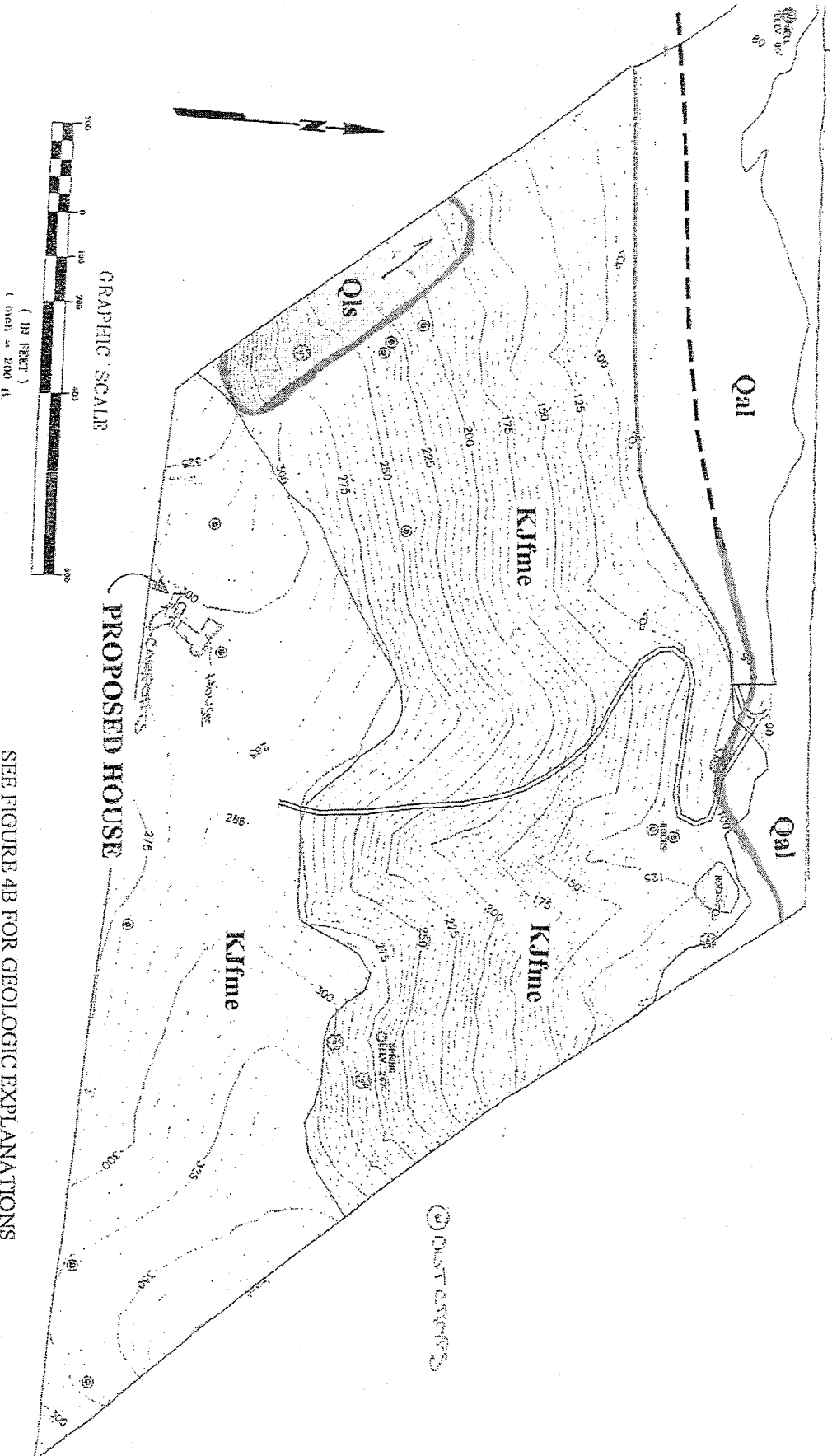
PROJECT

Minor Use Permit
Wikier DRC2003-00095



EXHIBIT

Land Use Category Map



SEE FIGURE 4B FOR GEOLOGIC EXPLANATIONS

PROJECT

Minor Use Permit
Wikler DRC2003-00095



EXHIBIT

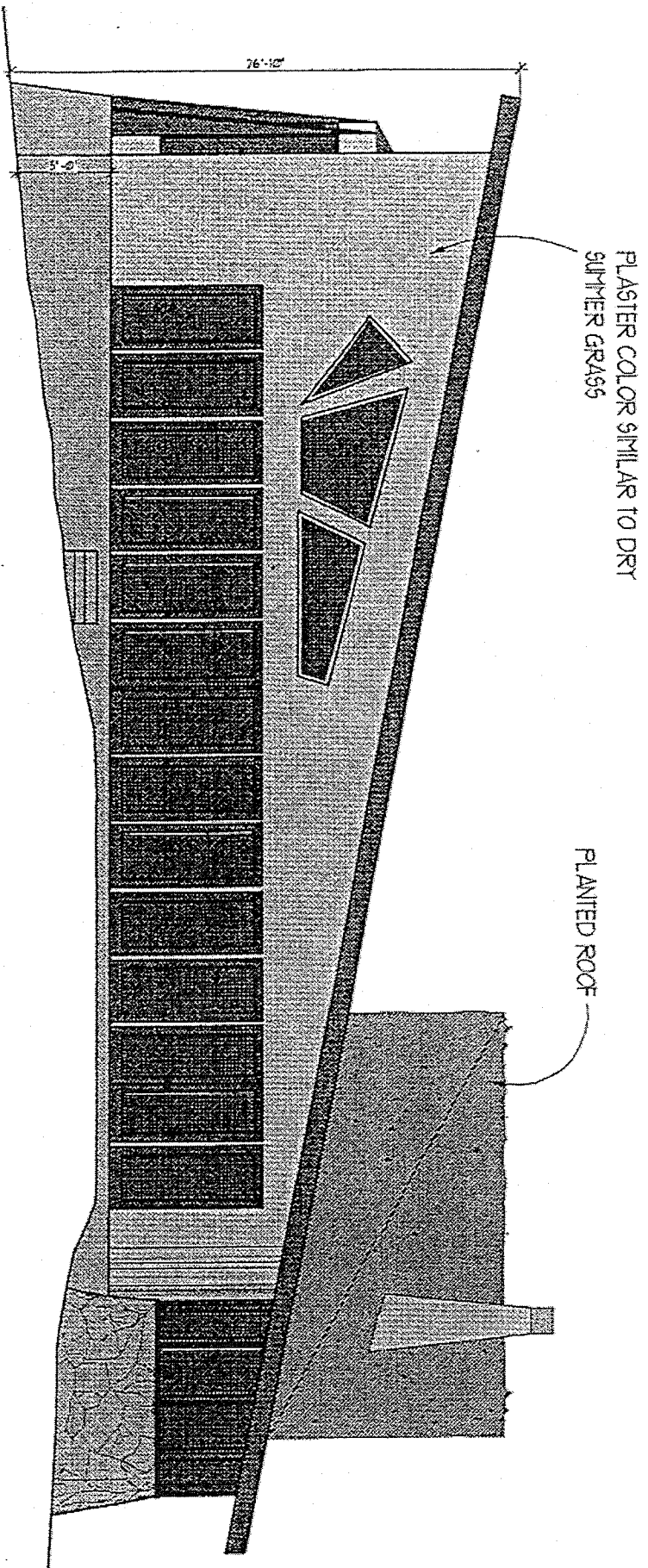
Site Plan

Floor plan of the second floor. The plan includes a RECEPTION area, a CONFERENCE room, a MEETING room, a REST room, a PANTRY, and a CLO (closet). Dimensions are provided for various areas and rooms.

PLAN VIEW
SCALE: 1/8"=1'-0"

Minor Use Permit
Wikler DRC2003-00095

Floor Plan



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

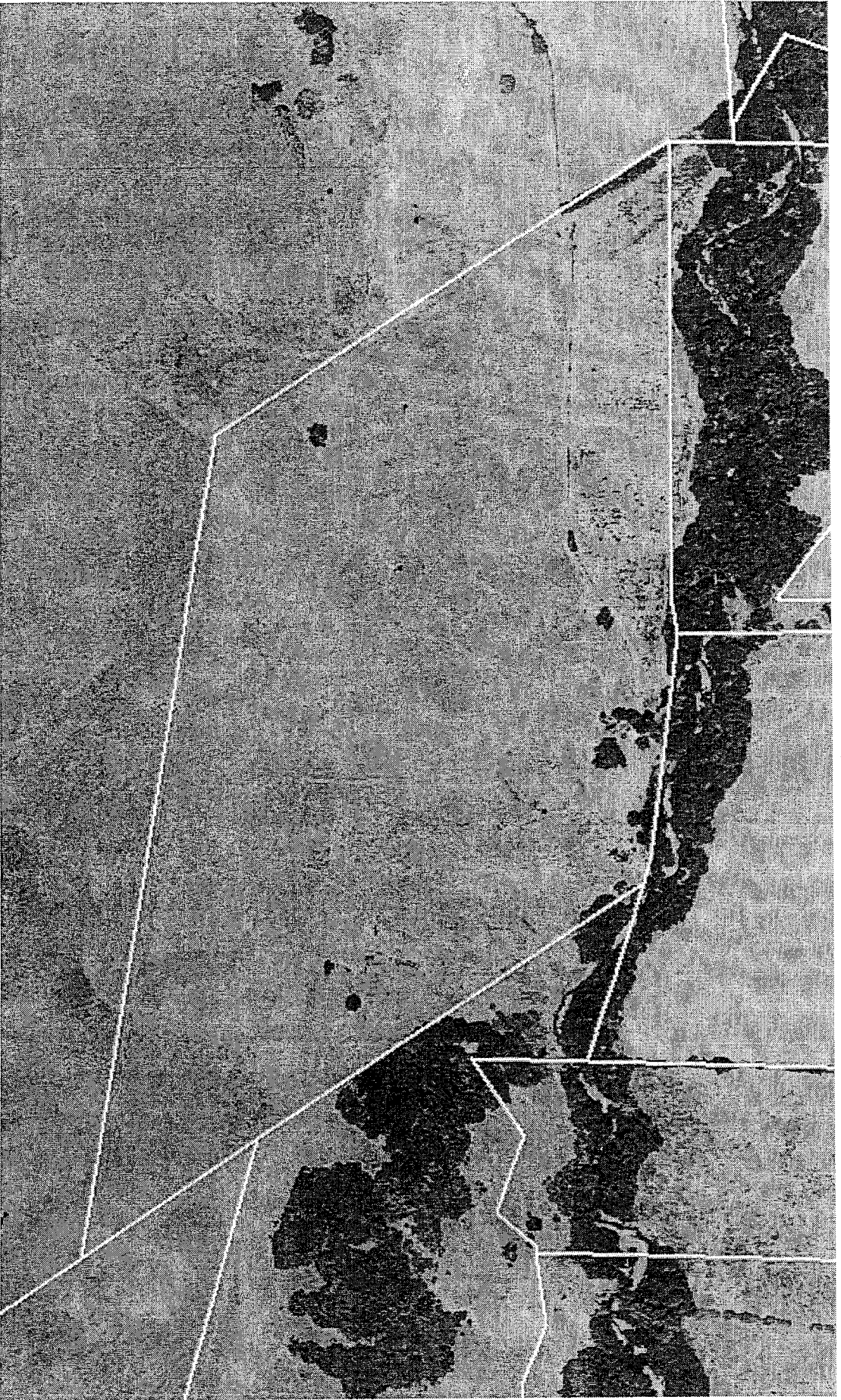
PROJECT

Minor Use Permit
Wikier DRC2003-00095



EXHIBIT

Elevation



PROJECT

Minor Use Permit
Wikler DRC2003-00095



EXHIBIT

Aerial Photo